RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Martha Conger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2006.

Karen Russell
Notary Public

My Commission Expires: 5/26/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/08/06 13:02 2 pgs
Fees:13.00 Taxes:610.50
20060608-0068200

ADDRESS NEW OWNER(S) AS FOLLOWS:
MARION KING, Jr.
430 Beech Ave.
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
051-12-0-11000

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOAH L. SANDERS AND WIFE, SHERRYL L. SANDERS** hereinafter referred to as Grantors, hereby transfers and conveys to **MARION KING, JR., Married,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being part of Lot 5 and part of Lot 6 on the unregistered Plan of the Subdivision of the Haysboro Park Lot as shown on the plan of Montague Park Subdivision as of record in Book 421, page 141, Register's Office for Davidson County Tennessee, also the westerly 2 feet of Lot No 29 on the Map of Andrew Jackson's Addition to Montague Park Subdivision as recorded in Book 547, page 83 and 84, said Register's Office and described more particularly from a mortgage loan inspection by Larry L. Campbell Registered Land Surveyor, Tennessee No. 665, dated July 17, 1984 as follows:

Beginning at a point on the southwesterly margin of Beech Avenue, said point being the southeasterly front corner of the property conveyed to Ronald L. Sarver and wife, Shearon C. Sarver by deed of record in Book 4585, page 505, said Register's Office; thence leaving Beech Avenue in the Southwesterly direction of 154 feet, with the southeasterly line of the Sarver property to a point on the rear line of Lot 25 on the Plan of Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, page 83 & 84, Register's Office for Davidson County; thence in a southeasterly direction 159 feet with the rear lines of lots 25, 26, 27 & 28 of the said Andrew Jackon's Addition to Montague Park Subdivision to a point on the northeasterly rear corner of said Lot No. 28; thence with the southeasterly line of said Lot No. 28 in the southwesterly direction 57.7 feet to a point on the northeasterly

margin of Indian Trail; thence with said margin in a easterly direction 2 feet to a point located on the southwesterly front corner of the property conveyed to Allie Wilson Fyke of record in Book 4720, page 953, said Register's Office; thence leaving the northeasterly margin of said Indian Trail in a northeasterly direction 57 feet with the northerly line of the said Fyke property to a point being located on a rear corner of said property; thence with the rear line of the said Fyke property in a southeasterly direction 18 feet to a point on the rear southwesterly corner of the property conveyed to Bobby H. West of record in Book 5342, page 663, said Register's Office; thence in a northeasterly direction 5.7 feet with a portion of the southwesterly line of the said West property to a point, said point being the rear southeast corner of the property conveyed to mark A. Lashley of record in Book 5885, page 894, said Register's Office; thence in a northwesterly direction 70 feet with the rear line of the Lashley property, to a point on Lashley's southwesterly rear corner; thence with said Lashley's northwesterly line 152.5 feet to a point located on the southwesterly margin of said Beech Avenue; thence with the said southwesterly margin of Beech Avenue, 103 feet in a northwesterly direction to the point of beginning.

Being the same property conveyed to Noah L. Sanders and wife, Sherryl L. Sanders by warranty deed from Brian G. Sword, married of record in Instrument # 20030513-0064062, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 430 Beech Ave., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of May, 2006.

Noah L. Sanders

Sherryl L. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Noah L. Sanders and Sherryl L. Sanders the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2006.

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

EXPIRES: FEBRUARY 19, 2007