File #20060125

Davidson County DEEDWARR
Recvd: 06/30/06 10:03 2 pgs
Fees:13.00 Taxes:501.35
20060630-0078321

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires October 10, 2009

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Rooks	Charles G. Rooks and Cindy L. Rooks	Map 122-01-A
(NAME) 202 Buck Run Drive	(NAME) 202 Buck Run Drive	Parcel 414-00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. King , unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles G. Rooks and wife, Cindy L. Rooks**, hereinafter called the 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 UNIT NO. 3 IN WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA AT WOODLAND POINT), AS DESCRIBED IN AND ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 200010110101044, AMENDED BY FIRST SUPPLEMENTARY IN INSTRUMENT 200207250089575, AND FURTHER AMENDED BY SECOND SUPPLEMENTARY OF RECORD IN INSTRUMENT 200209040107261, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID L. KING, UNMARRIED BY DEED FROM OLE SOUTH PROPERTIES, INC., OF RECORD IN INSTRUMENT 200305070060825, SAID REGISTER'S OFFICE.

This conveyance is subject to the following: Taxes 2006 a lien, but not yet due and payable have been prorated and payment thereof by acceptance of this conveyance is expressly assumed by the Grantees; ; Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 200006070056981; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200010110101044, amended by First Supplementary in Instrument No. 200207250089575 and amended by Second Supplementary in Instrument No. 200209040107261; Easement/Agreement of record in Book 8332, page 982; Deed conveying common area of record in Instrument No. 200012050119722; Landscape Agreement of record in Instrument No. 200006120058346 and all mattes shown of public record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **202 Buck Run Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 28th day of June, 2006.

David L. King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared David L. King who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2006.



Notary Public

My Commission Expires: My Commission Expires October 10, 2009

(SEAL)

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027