Send Tax Statements To:
New Owner

Davidson County DEEDWARR
Recvd: 09/19/06 11:20 2 pgs
Fees:13.00 Taxes:662.30
20060919-0115852

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Charles and Valerie King
3116 Noble Valley Drive
Nashville, TN 37214

Map/Parcel 108-04-0-067.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SHEILA E. MILES, unmarried,** has this day bargained and sold and hereby transfer and convey unto, **CHARLES KING and VALERIE KING, husband and wife,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 151 on the plan of Larchwood Subdivision, Section II, according to plat and survey appearing of record in Plat Book 5200, pages 57, 58,and 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Sheila E. Miles, by deed from Ramon Womack, Trustee, dated September 5, 1993, appearing of record in Record Book 9086, page 832; Further Sources of title of record in Book 7054, page 545, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants contained in Book 5479, page 443, in Book 5681, page 532, in Book 5688, page 696, and in Book 6011, page 130; Surveyor's Certificate of Correction(s) of record in Book 5617, page 208, and in Book 5638, page 483; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 57, 58, and 59; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **CHARLES KING and VALERIE KING, husband and wife,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of September, 2006.

Sheila E. Miles

Sheila E. Miles

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **SHEILA E. MILES, unmarried,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 15th day of September, 2006.

Rhonda D Davis

NOTARY PUBLIC

My Commission Expires: 6-21-09

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 15th day of September, 2006.

Rhonda D Davis

NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN