Davidson County DEEDWARR
Recvd: 12/06/06 15:07 2 pgs
Fees:13.00 Taxes:839.90

20061206-0151016

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $227,000.00
Mary F. King
Affiant
Subscribed and sworn to before me
This 30 day of November, 2006
Notary exp: 11-24-07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:	Send tax bills to:	Map & Parcel:
Mary Frank King	Lender	131-06-0-G/505.00
505 Ashlawn Ct		
Nashville Tn 37215		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Theresa Weber, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mary Frank King, unmarried,** hereinafter called the Grantee, 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 505, of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THERESA WEBER, UNMARRIED, by deed from LISA L. MOORE, UNMARRIED, of record in Book 9839, page 681, dated October 26, 1995, said Register's Office.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Restrictive Covenants contained in instrument of record in Book 6326, page 588, said Register's Office.

x The property is improved with an address of: 505 Ashlawn Ct Nashville Tn 37215

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 30 day of November, 2006.

Theresa Weber by Philip Scott Weber, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Scott Weber, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Theresa Weber, and acknowledged that he executed the same as the free act and deed of the said Theresa Weber, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Theresa Weber, and appearing of record as Instrument #200612060151015, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this the 30 day of November, 2006.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Notary Public

Expire date: 11/24/07