STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of December, 2006.

Notary Public

My Commission Expires: 9/19/09

PATRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Angelo Iezzi and Keri Iezzi, husband and wife

621 Dutchmans Dr.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

07507012300

Davidson County DEEDWARR
Recvd: 12/22/06 14:40 2 pgs
Fees:13.00 Taxes:549.45
20061222-0158556

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, Charlie B. King and wife, Valerie Hawkins King hereinafter referred to as Grantors, hereby transfers and conveys to Angelo Iezzi and Keri Iezzi, husband and wife, 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:

Being Lot No. 117, on the plan of Highlands of Tulip Grove, Section 1, of record in Plat Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charlie B. King and wife Valerie Hawkins-King by Warranty Deed from David Edward Logan and wife, Rose M. Logan, Register's Office for Davidson County, Tennessee, dated 3/12/96.

Source of Title 9977 p 934

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4675, Page 26, Register's Office of said County.

Restrictive covenants of record in Book 4793, Page 157, said Register's Office.

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 due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 621 Dutchmans Dr., Hermitage, TN 37076.

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 21st day of December, 2006.

Charlie B. King

Valerie Hawkins King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charlie B. King and wife, Valerie Hawkins King, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/21/2006.

Witness my hand and official seal this 21st day of December, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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