# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/07 11:07 2 pgs
Fees:13.00 Taxes:477.30

20070119-0007824

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

MELANIE K. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, My Commission Expires September 19, 2009

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Glenn King | Metro Finance | Map 149 |
| 2647 Edge-O-Lake Drive | 29870 Middlebelt Road, #100 | Group 04-0 |
| Nashville, TN 37217 | Farmington Hills, MI 48334 | Parcel 097.00 |

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, we

**The Iona Senecal Family Partnership, L.P.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Glenn King**

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:

Lot 536 Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 16, as amended in Book 3950, page 334, 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 The Iona Senecal Family Partnership, L.P. by Quitclaim Deed from Iona Senecal, of record in Book 10848, page 267, said Register's Office. See also Warranty Deed from John D. Smith and wife, Janeice Smith, to Iona Senecal, of record in Book 8541, page 527, said Register's Office.

This conveyance is subject to (1) 2007 county taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the plat of record in Book 3700, page 16 and Book 3950, page 334, said Register's Office, and (3) Restrictive Covenants of record in Book 3908, page 161, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2647 Edge-O-Lake Drive, Nashville, TN 37217

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 we do covenant with the said GRANTEES 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 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 12th day of January, 2007.

The Iona Senecal Family Partnership, L.P.

BY: Iona Senecal

Senecal, Inc., General Parner:
Iona Senecal, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Iona Senecal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the President of Senecal, Inc., General Partner of The Iona Senecal Family Partnership, L.P., the within named bargainer, and that she as such President of Senecal, Inc, as General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2007.

My commission expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.