WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2007.

Notary Public

My commission expires: 11-22-2010

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/22/07 10:01 2 pgs
Fees:13.00 Taxes:1498.50
20070222-0021875

HEATHER ODOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
June Hawkins	New Owner	**Map 133-02 Parcel 193**
3210 Avenal Avenue		
Nashville, TN 37211		

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,

Robert H. King and wife, Dorothy W. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

June Hawkins, an undivided 50% interest, Alexa McKerrow an undivided 25% interest, Milo Pyne an undivided 25% interest

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 the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of the Hinchey Petway lands, not of record, described according to survey made by W. W. Turner Co., Engineers, on October 19, 1953, as follows:

Beginning at a point in the center of Avenal Avenue at its northern terminus, south 87 degrees east 20 feet from the common corner of lot nos. 22 and 23 on the Plan of Airdrie Subdivision "B" as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee; thence south 87 degrees east 20 feet to the northeast corner of said avenue; thence north 3 degrees east 13.6 feet to an iron pin; thence north 88 degrees 23' east 278.6 feet to an iron pin in the western boundary line of the Southlake, Section 1, Subdivision, the plan of which is of record in Book 2083, page 58 said Register's Office; thence with the western line of said subdivision north 2 degrees 48' east 384 feet to an iron pin; thence north 87 degrees west 347 feet to an iron pin; thence southwardly with a wire fence 184 feet to a corner post; thence north 88 degrees 47' east 29 feet to an iron pin; thence north 87 degrees east 40 feet to an iron pin; thence south 3 degrees west 195.6 feet; thence north 87 degrees west 20 feet; thence south 3 degrees west 40 feet to the beginning; containing 2.8 acres, more or less.

Being the same property conveyed to Robert H. King and wife, Dorothy W. King, by Trustee's Deed from James H. Bateman, Trustee, of record in Book 3641, Page 430, dated September 18, 1963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X_) Unimproved (____) property, known as: **3210 Avenal Avenue, Nashville, TN 37211**

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/our hand(s) this 20th day of **February, 2007.**

Robert H. King

Dorothy W. King

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert H. King and wife, Dorothy W. King ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **February, 2007.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.