PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/23/07 14:00 2 pgs
Fees:13.00 Taxes:1850.00
20070423-0048055

W & I Ref:(dm) Title No: 48502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard E. King Florence Faucher-King 2717 Westwood Ave. Nashville, Tennessee 37212	Bank of America 1400 Best Plaza Drive Suite 101 Richmond, Virginia 23227

TAX MAP-PARCEL NUMBERS: 10415030000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Nash and spouse, Leigh Anne Nash**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard E. King and spouse, Florence Faucher-King** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1on the Map of E.C. Scruggs Subdivision of Lot No. 24 in Belair Plan of record in Book 547, page 171, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leigh Anne Nash and husband Mark A Nash by deed from Caroline Anne Weiss Kyriopoulos and husband Christopher Frank Kyriopoulos of record in Doc. No. 20010615-0063311, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; Subject to the Matters set out on the Plan, with Owner's Certificate, of record in Plat Book 547 Page 171, said Register's Office.

This is improved property, known as: 2717 Westwood Ave, Nashville, Tennessee 27212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2007.

Mark A. Nash

Leigh Anne Nash

State of TENNESSEE

County of DAVIDSON

On this 20th day of April, 2007 , before me the undersigned authority, personally appeared Mark A. Nash and Leigh Anne Nash , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Sworn and subscribed before me this the 20th day of April, 2007

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public