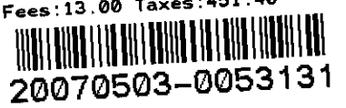
Davidson County DEEDWARR
Recvd: 05/03/07 12:41 2 pgs
Fees:13.00 Taxes:451.40



20070503-0053131

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Jonathan Cohea 403 30th Street Old Hickory, TN 37138	Same	053-08-0-127.00

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, **Marcus King, Candy King* and James N. Johnson**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jonathan Cohea**, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 and PART of Lot No. 9 of Block 20, on the Plan of Dabbs and Elliott Subdivision, as shown on the plat of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lots Nos. 8 and part of Lot 9 adjoins and front together 60 feet on the northwesterly side of 30th Steet and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Marcus King and James N. Johnson from James E. Blunkall, Jr. and Brenda L. Blunkall by deed dated 4/11/05 of record in Instrument No. 20050418-0042784, said Register's Office.

This is improved property known as: 403 30th Street, Old Hickory, TN 37138

*Candy ~~Hicks~~ King joins in this conveyance to waive any and all rights due to marital status

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. Whenever 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 our hands this 9th day of April, 2007.

Marcus King

James N. Johnson

Candy King

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Marcus King, Candy King and James N. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 9th day of April, 2007.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me this 9 day of April, 2007.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 6/15/09