Davidson County DEEDWARR
Recvd: 05/30/07 12:19 2 pgs
Fees:13.00 Taxes:1036.56
20070530-0064065

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070259

Send Tax Bills To:
Forrest H. King, Jr.
3048 Brookview Forest Dr.
Nashville, TN. 37211

Owner is:
Forrest H. King, Jr.
3048 Brookview Forest Drive
Nashville, TN 37211

MAP & Parcel: 180-04-0B-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Whitney N. Collins and Robert E. Collins**, wife and husband, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Forrest H. King Jr. and Emily B. King,** husband and wife, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3048 Brookview Forest Drive, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 13 on the Plan of Brookview Forest Phase 1, of record in Instrument # 200307160099526, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Whitney N. Collins and Robert E. Collins, wife and husband, from Drees Premier Homes, Inc., an Ohio Corporation, by Warranty Deed dated June 23, 2004 and recorded in Instrument No. 20040625-0075539, said Register's Office.

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

WNC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of May, 2007.

GRANTOR(S):

WHITNEY N. COLLINS

ROBERT E. COLLINS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Whitney N. Collins and Robert E. Collins**, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of May, 2007.

PEGGY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$280,150.00**.

AFFIANT

SWORN TO and subscribed before me this 25th day of May, 2007.

PEGGY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09