This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 018-16-0
PARCEL: 159.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Ann W. King
1975 Greer Road
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/29/07 11:47 2 pgs
Fees:13.00 Taxes:740.00
20070629-0077851

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2007 between

Patricia A. Grace, a single woman, and
Marion Pulliam and husband, Donald Pulliam

hereinafter referred to as **Grantor**, and

Ann W. King, a married woman

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Beginning at a point in the center of McClure St. (Brick Church Pike) and the N.W. corner of the property conveyed to Tony Sudekum by Helen S. Draper, running Southerly with Sudekum's West line 150 feet; thence Westerly about 72 1/2 feet to Mrs. Kimmel's East boundary line; thence Northerly with her line 145 feet to the center of Brick Church Pike; thence East 95 1/2 feet to the beginning.

This being the same property conveyed to Patricia A. Grace and Marion Pulliam and spouse, Donald Pulliam by Quitclaim Deed dated 2/18/2004 from Patricia A. Grace of record in Instrument Number 20040319-0031665 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Patricia A. Grace

Marion Pulliam

Donald Pulliam by Marion Pulliam, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Grace and Marion E. Pulliam the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27TH day of June, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27TH day of June, 2007, before me personally appeared Marion Pulliam, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Pullium, and who acknowledged that she executed the same as the free act and deed of Donald Pullium.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $200,000.00.

Affiant

Sworn to and subscribed before me, this 27TH day of June, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY