Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2007.

Notary Public
MY COMMISSION EXPIRES: 7-21-07
File No. G7-3622

Davidson County DEEDWARR
Recvd: 07/19/07 15:55 2 pgs
Fees:13.00 Taxes:449.55
20070719-0086169

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela Miller (NAME)	Same (NAME)	51-3-98
700 Barbara Drive (STREET ADDRESS	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Keith King, Trustee for the Sarah Christison Trust** and Dorothy C. Allen HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Miller** and Lillie Mae Ford, as joint tenants with right of survivorship, 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 Davidson County, Tennessee, being Lot No. 90 on the plan of PLEASANT ACRES, SECTION TWO, as shown by plat of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point on the westerly margin of Freywood Drive at the common corner of Lots 89 and 90; thence with the line between said lots northwesterly 135.45 feet to a point, a corner of Lot No. 91; thence with the line between lots 90 and 91, southwesterly 125 feet to the northerly margin of Barbara Drive; thence with the margin of said Drive, southwardly 100 feet to the beginning of a curve; thence along said curve, eastwardly 32.5 feet to a point on the westerly margin of Freywood Drive; thence with the margin of said Drive, northeastwardly 122 feet to the beginning.

BEING the same property conveyed to Zona K. Allen, from Larry Ray Gann and wife, Pamela W. Gann, by Deed dated May 26, 1989, in Book 7850, Page 854, in the Register's Office for Davidson County, Tennessee.

Pursuant to her last will and testament dated March 26, 1991, Dorothy Allen was devised the subject property. An Agreed Structured Settlement Agreement was filed on April 17, 2001 in the probate court for Davidson County, Tennessee in case No. 95P-978, allowing for a Trust to be set up called the Barbara Avenue Trust for the benefit of Dorothy Allen and Sarah King. On April 16, 2007, the Trust was amended to be called the Sarah Christison Trust and the property was directed to be sold. Keith A. King was named the Trustee for the Trust and directed to sell the property for the benefit of the Trust.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 700 Barbara Drive, Madison, TN 37115.

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 my/our hand(s) this 12th day of July, 2007.

SARAH CHRISTISON TRUST

By: _____ July 12 , 2007
By Keith King, Trustee for the Sarah Christison Trust — Date

SARAH CHRISTISON TRUST

By: _____ July 12 , 2007
Dorothy C. Allen — Date

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 Keith King, Turstee for the Sarah Christison Trust, and Dorothy Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of July, 2007.

My Commission Expires: 3/20/10

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066