PREPARED BY (AND RETURN TO):

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 48792
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/20/07 14:17 2 pgs
Fees:13.00 Taxes:999.00
20070720-0086676

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John C. King II Margaret C. King 704 Vauxhall Drive Nashville, Tennessee 37221	Webster Bank, N.A. P.O. Box 1809 Hartford, CT 06144-1809

TAX MAP-PARCEL NUMBERS: 141150D17800C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Foust, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John C. King II and spouse, Margaret C. 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. 178 on the Plan of Phase III-D " Sheffield" on the Harpeth of record in Book 7900, Pages 710 and 712, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Foust, unmarried, by deed dated August 29, 2003 and recorded on September 10, 2003 from Scott R. Moore and Pamela S. Moore, husband and wife, of record in Doc. No. 20030910-0132312, Register's Office for Davidson County, Tennessee.

Gary Gossett spouse of Mary Foust joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Pages 710 and 712, said Register's Office, which Plan shows a 20 foot minimum building setback line from Vauxhall Drive together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 15 foot utility anchor and waterline easement located on the front line of said lot.

This is improved property, known as: 704 Vauxhall Drive, Nashville, Tennessee 37221

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 18th day of July, 2007.

Mary Foust

Gary Gossett

State of TENNESSEE
County of DAVIDSON

On this 18th day of July, 2007 , before me the undersigned authority, personally appeared Mary Foust and Gary Gossett , 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:

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

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 $270,000.00

Affiant

Sworn and subscribed before me this the 18th day of July, 2007

Notary Public

My Commission Expires:

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007