THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/20/07 14:54 3 pgs
Fees:18.00 Taxes:1387.50
20070720-0086719

File No. 20516-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joel Hall, Trustee 902 Russell Street Nashville, TN 37206	New Owner	Map 82-16 Parcels 363 and 364

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, CHARLES P. KING, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOEL HALL, TRUSTEE of the Joel Hall Trust dated May 16, 2006, with to full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lots Nos. 26 and 27 on the Plan of W.W. Totten's Addition to East Nashville of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said Lot No. 26 fronts 50 feet on the northerly side of Shelby Avenue and extends back between parallel lines 174 feet to an alley.

Said Lot No. 27 fronts 80 feet on the westerly side of South 10th Street and extends back 107.5 feet, more or less, on the northerly line and 63.5 feet on the southerly line with the northerly margin of Shelby Street to the easterly line of Lot No. 26 measuring 66-3/4 feet, more or less, thereon.

BEING the same property conveyed to Charles R. Jennings and Charles P. King by Deed from Harlon J. Kimbro and wife Helen S. Kimbro, of record in Book 6698, Page 440, Register's Office for Davidson County, Tennessee, and further conveyed to Charles P. King by Quitclaim Deed from Charles R. Jennings in Book 7407, Page 764, said Register's Office.

THIS is unimproved property known as 410 S. 10th Street and 921 Shelby Avenue, Nashville, Tennessee.

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, his successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successor and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of July 2007.

Charles P. King

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 Charles P. King, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of July 2007.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me this 19 day of July 2007.

Notary Public

My commission expires March 7, 2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee. Map 82-16, Parcels 363 and 364

(b) Matters shown on the Plan of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee.

(c) Subject to an easement to the Nashville Gas Company on the west side of Lot 27 as stated in the deeds in Book 4398, Page 517 and Book 6698, Page 440, said Register's Office.

(d) Matters shown on the Property Line Surveys by GSS Consultants, LLC, Gary R. Cummings, R.L.S. #036, dated July 18, 2007.