WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,797.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2007.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Lair	AmTrust Bank	Map 162
616 Brook Dr.	P.O. Box 790376	Group 10-0
Antioch, TN 37013	St. Louis, MO 63179-0376	Parcel 29

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 hereby acknowledged, we

L. Daniel King and wife, Kelly J. King

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Lair, unmarried

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:

Being Lot No. 29, on the Plan of Brook View Estates, Section 1, of record in Book 4460, Page 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the northerly margin of Brook View Drive at the corner of Lots Nos. 29 and 30; thence with the line between said 2 lots northerly 116.25 feet; thence westerly 111.57 feet to the easterly margin of Brook View Estates Drive; thence with the same southerly 85 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 23.92 feet to the northerly margin of Brook Drive; thence with the same easterly 99.67 feet to the beginning.

Being the same property conveyed to L. Daniel King and wife, Kelly J. King by deed from Owen D. Childs, Deborah D. Childs-Thomas, Lisa Childs Johnson, Cheryl Childs Ashby and David W. Childs, of record in Instrument 20010228-0018656, dated February 22, 2001 and recorded February 28, 2001 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4636, Page 317, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 103, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 616 Brook Dr., Antioch, TN 37013

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. Wherever 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 our hands this 10th day of August, 2007.

L. Daniel King

Kelly J. King

Davidson County DEEDWARR
Recvd: 08/13/07 09:26 2 pgs
Fees:13.00 Taxes:506.15
20070813-0096358

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Daniel King and Kelly J. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.