THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/07 08:31 2 pgs
Fees:13.00 Taxes:37.00
20070831-0104658

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$10,000.00**.

Larry W King
Affiant

Sworn to and subscribed before me this 30 day of August, 2007.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-22-10

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Larry King, etux	Same	Map 71-12
849 Cherokee Avenue		Parcel93
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen Maxey, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Larry King and wife, Donna King**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the easterly 45 feet of Lot No. 27 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

Said part of the easterly 45 feet of Lot 27 fronts 45 feet on the northerly side of Cherokee Avenue, and extends back between Lots Nos. 27 and 29, 150 feet to a dead line on which it measures 45 feet.

Also, being a part of Lot No. 27 in the Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, a plan of which Subdivision is of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

Beginning at a point, the northeasterly corner of said Lot No. 27; thence southerly with the easterly line of said Lot No. 27, 164.1 feet to a point in the easterly line, the northerly corner of the lot conveyed to James Whited and wife, Earlene Whited by deed from Walter B. Williams and wife, Margin L. Williams, of record in Book 2927, page 461, said Register's Office; thence westerly with the rear line of said lot conveyed to the said James Whited and wife, 50 feet to a point; thence northerly and parallel to the easterly line of said Lot No. 27, 161 feet, more or less, to a point in the rear line of the said Lot No. 27; thence with the rear line of said Lot No. 27, in an easterly direction 51.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Allen Maxey by deed from Clara F. Conner, of record in Instrument No. 20000705-0066233, Register's Office for Davidson County, Tennessee.

This is improved property known as 833 Cherokee Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 30 day of August, 2007.

ALLEN MAXEY

State of Tennessee)
County of Tennessee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Allen Maxey**, the Bargainer, 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 this 30 day of August, 2007.

ROBERT J. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10