WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/07 13:44 2 pgs
Fees:13.00 Taxes:481.00

20071107-0131501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02443 KING NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeffrey C. King and Tammy R. King	Same	83-4-199.00
406 Rosebank Avenue	P.O Box 24783	
Nashville, TN 37206	Nashville, TN 37202	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON- ACC #075797

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JEFFREY C. KING, AND WIFE, TAMMY R. KING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 406 Rosebank Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, withthe appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the saidGrantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 31st day of October, 2007.

Sterling Trust Company, Custodian, FBO Bruce C. Bouton- Acc #075797

BY: Bruce C Bouton Trustee
Bruce C. Bouton, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Bruce C. Bouton, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON- ACC #075797, the within named barganor, a corporation, and that Bruce C. Bouton, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

Sterling Trust Company, Custodian, FBO Bruce C. Bouton- Acc #075797

BY: Michelle Williams
Sterling Trust Company

STATE OF TEXAS
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Michelle Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Authorized Member of STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON- ACC #075797, and that _he is authorized by STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON- ACC #075797 to execute this instrument on its behalf by ___self as such Authorized Member.

Witness my hand and official seal at Waco Texas, this 31st day of December 2007.

Notary Public Traci A. Falkner

My Commission Expires: TRACI A. FALKNER MY COMMISSION EXPIRES May 9, 2009

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 52 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEGINNING IN THE CENTER OF ROSEBANK AVENUE, FORMERLY DIVISION STREET, AT A POINT 254.75 FEET EAST OF THE CENTER LINE OF JOHNSON STREET; THENCE, WITH SAID AVENUE, EASTWARDLY 55.0 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE STEGALL AND WIFE, BY DEED FROM LEGRAFF AND WIFE, OF RECORD IN BOOK 1274, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, IN A NORTHERLY DIRECTION ALONG SAID STEGALL'S WEST LINE, 182.0 FEET TO A POINT; THENCE, WESTWARDLY 55.0 FEET TO A POINT; THENCE, SOUTHWARDLY 182.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STERLING TRUST COMPANY, CUSTODIAN, FBO BRUCE C. BOUTON - ACC #075797, BY WARRANTY DEED FROM MARY E. PURDY, AN UNMARRIED WOMAN, RECORDED ON THE 27TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050427-0046905; ALSO BEING THE SAME PROPERTY CONVEYED TO MARY E. PURDY, UNMARRIED BY WARRANTY DEED FROM WILLIAM L. MARPLE, JR. AND WIFE, AUDREY J. MARPLE, RECORDED ON THE 21ST DAY OF JULY, 1997 IN DEED BOOK 10537, PAGE 9, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.