WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $79,500.00
Affiant
Subscribed and sworn to before me
This 21 day of November 2007
Notary exp:

Address of new owners:
Kelly A. Easter
4511 Wyoming Ave
Nashville, TN 37209

Send tax bills to:
Same
New Owner

Map & Parcel:
094-05-0-090

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Tony C. King, Unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kelly A. Easter, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 79 on the Plan of Shelby Heights Revised Subdivision, Section I, as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee.
SAID Lot No. 79 fronts 50.0 feet on the westerly margin of South 14th Street and extends back 124.4 feet on the northerly line, and 144.8 feet on the southerly line, to an alley in the rear which is a broken line, on which it measures 69.62 feet.

Being the same property conveyed to TONY C. KING, UNMARRIED, by deed from SAVITRI D. SMITH, UNMARRIED, of record in Book 9990, page 245, as re-recorded in Book 10124, page 159, dated September 14, 1995, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Restrictive Covenants contained in instrument of record in Book 2810, page 475, said Register's Office.

Matters shown on Plan of record in Plat Book 2330, page 171, said Register's Office.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **918 South 14th Street Nashville, TN 37206**
OR The property is unimproved.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that she is 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 she do further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 12/03/07 12:56 2 pgs
Fees:13.00 Taxes:294.15
20071203-0139786

Witness my hand this 26 day of November, 2007.

Tony C. 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 Tony C. King, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 26 day of November, 2007

Stacey Denson Palmer
Notary Public

Commission expires: 11/22/2008

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008