Davidson County DEEDWARR
Recvd: 12/31/07 15:15 2 pg
Fees:13.00 Taxes:3145.00

20071231-0149418

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2007.

Notary Public

My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Redell King Jr	**New Owner**	117-110-C-2-CO P/O 117-11-74
3702 Benham Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nashville Construction Company, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Redell King, Jr. AKA Leo Redell King Jr and wife, Nancy King

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit No. 3702, on the Plan of Condominium Exhibit Benham Commons as Exhit "A" of the Declaration of Covenants, Conditions, and Restrictions for Benham Commons, of record in Instrument No. 20070702-0078745, said Register's Office, to which plan reference is hereby made for a complete description of said lot.

Being part of the same property conveyed to Nashville Construction Company, Inc., a Tennessee Corporation, by Deed from William E. Edwards Jr. and wife, Kristy L. Edwards, dated January 24, 2006 and recorded in Instrument 20060202-0012880, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (X) unimproved ( ) property known as 3702 Benham Avenue, Nashville, TN 37215.

117-110-C-2-CO P/O 117-11-74 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF December 20, 2007:

Nashville Construction Company, Inc.

STATE OF TENNESSEE)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Williamson)

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

Witness my hand, at office, this the 20th day of December, 2007.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 20th day of December, 2007.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, William Eugene Edwards III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be President of Nashville Construction Company, Inc., the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 20th day of December, 2007.

My Commission Expires: 7-19-08

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20071554R