Davidson County DEEDWARR
Recvd: 02/01/08 10:39 4 pgs
Fees:23.00 Taxes:481.00
20080201-0010458

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Wilburn Ross Standridge
4046 Manning Hollow Rd.
Pegram, TN 37143

SEND TAX BILL:

First Tennessee Home Loans
P. O. Box 809
Memphis, TN 38101

MORTGAGEE:
First Tennessee Home Loans
P. O. Box 809
Memphis, TN 38101

MAP AND PARCEL:
Map 112, Parcel 64 and
Map 112, Parcel 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roy Thomas King and Wilma Sue King Loftis as residuary beneficiaries under the will of Emma Luceal King** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Wilburn Ross Standridge,** married, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded plan of J.D. Courley Lane and described from a survey of S. H. Hutchison, as of September, 1956, as follows:

Beginning in the center of Manning Hollow Road, formerly Travis and Lewis Road, at the intersection of the center of said Road, with the western boundary line of the property conveyed to Travis and Lewis Land Company, by deed from N. H. Walker, Trustee, et al, as of record in Book 2595, page 101, Register's Office; thence along the center of Manning Hollow Road, as follows: S 87 degrees W 100 feet N 84 degrees W 72 ft.; N 72 degrees W 66 ft. to a corner of Lots 2 and 3; thence with the line between said Lots, S 51 degrees W 356 ft. to a small white oak; thence S 35 degrees E 279 ft to a large poplar; thence S 46 degrees 30' E 19 ft. to a stake in a stone pile, poplar pointers; thence S 46 degrees 30' E 169 ft. to a stake in a stone pile, ash & maple pointers; thence S 35 degrees E 363 ft. more or less to a stake in Walker's line, L. M. Hale's northeast corner; thence along Walker or Travis Brothers line, N 2 degrees 30" E 858 ft. more or less to the beginning, and containing 6.40 acres, more or less.

Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of J.D. Courley Lane and described from a survey of S. H. Hutchison, as of September, 1956, as follows:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, located near and south of the Charlotte Road and being a portion of land described in Book 2069, page 596, Register's Office for Davidson County, Tennessee, to which is made reference, and more particularly described as follows:

Beginning at a stake with a Red Oak Pointer in a tract owned by L. A. Davis; thence with his line S 35 degrees E striking Margie Miller's line at about 11.5 feet in all 290.5 feet to a large poplar tree; thence with her line as follows: S 46 degrees 30' E 169 feet to a stake in a stone pile with an Ash and Maple Pointer; thence S 35 degrees E 363 ft. to a stake in Travis and Lewis west line; the northeasterly corner of a tract owned by C. E. Chester, Sr.; thence with C. E. Chester's line N 56 degrees W 923 feet more or less to a stake red oak and black walnut pointers: N 60 degrees E 268 feet to a point of beginning, containing 2.75 acres, more or less and described in a survey made December 29, 1958, by S. H. Hutchison.

Being the same property conveyed to Thomas M. King and wife Luceal N. King by deed from William C. Presley and wife Judy Presley of record in Book 4829, page 103, said Register's Office, dated June 24, 1974. Both parties having since died, the said Thomas M. King having predeceased Luceal N. King. And being the same property conveyed to Wilma Sue King Loftis and Roy Thomas King, as residuary beneficiaries under the will of Emma Luceal King by Executor's Deed from Wilma Sue King Loftis and Roy Thomas King, Co-Executors of record in Instrument 200707190086065, said Register's Office, dated February 16, 2007.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4046 Manning Hollow Rd, Pegram, TN 37143.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of January, 2008.

Roy Thomas King

Wilma Sue King Loftis

Wilma Sue King Loftis

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Roy Thomas King and Wilma Sue King Loftis, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31 day of January, 2008.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Wilma Sue King Loftis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this _____ day of January, 2008.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me
this 31 day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008