Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2008.

Charlotte E Herring

Notary Public
My commission expires:

15-0801-151342

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Maxie S. Starks<br>509 Wilma Court<br>Old Hickory TN 37138 | SAME | 053-16-0-173.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley A. Key, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maxie S. Starks and wife, Kathy R. Starks, hereinafter called the Grantees, their successors 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. 42, on the Plan of King Court Subdivision, of record in Book 7900, Page 958, as amended in Book 9705, Page 872, further amended in Book 10159, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley A. Key by deed from Gina Deann Haynes now Gina Dean Coffee, married, dated 5-16-05, recorded 5-17-05, of record in Instrument No. 20050517-0055506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Wilma Court, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 02/08/08 11:54 2 pgs
Fees:13.00 Taxes:573.50
20080208-0013217

WITNESS my hand this 7th day of February, 2008.

Shirley A. Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley A. Key, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 7th day of February, 2008.

STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee at Large

My Commission expires:

05/03/2010