Return to:
Commonwealth Title Agency
101 Elmore Ave.
Madison, Tn. 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 03/10/08 14:20 3 pgs
Fees:18.00 Taxes:1294.63

20080310-0024106

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of March, 2008, by and between PAT B. KING, A MARRIED WOMAN, hereinafter called Grantor, and RICHARD V. DUDLEY, JR., UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PAT B. KING, A MARRIED WOMAN, as Grantor, does hereby bargain, sell, transfer and convey unto RICHARD V. DUDLEY, JR., UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1608 HIGH FORREST CIRCLE, NASHVILLE, TENNESSEE 37221.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GARY L. KING, husband of PAT B. KING, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Pat B King

PAT B. KING
Signature of Seller

Gary L King

GARY L. KING
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAT B. KING, joined by HER HUSBAND, GARY L. KING, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6TH day of March, 2008.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RICHARD V. DUDLEY, JR.

1608 HIGH FORREST CIRCLE
NASHVILLE, TENNESSEE 37221

Property Address:

1608 HIGH FORREST CIRCLE, NASHVILLE, TENNESSEE 37221

Person Responsible for Taxes:

Fifth Third Mortgage Co.
5050 Kingsley Drive, MD 1MOB
Cincinnati, Ohio 45263

Map & Parcel #: MAP 155.07-OA, PARCEL 22.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$349900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 6TH day of **March, 2008.**

Notary Public

My Commission Expires: 5/24/2008

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

08-8110

EXHIBIT 'A'

Land located in Davidson County, Tennessee, being Lot No. 9 on Revision One to the Final Plat of Poplar Creek Estates, Phase III, Sectio "B" Subdivision of record on Book 9700, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GARY L. KING AND WIFE, PAT B. KING, by Warranty Deed from DEBRA L. SMITH, UNMARRIED, of record in Book 10408, page 532, Register's Office for DAVIDSON County, Tennessee. The said GARY L. KING subsequently conveyed all of his right, title and interest in and to certain land unto Pat B. King (being the same person as Patricia B. King) by Quitclaim Deed of record in Instrument Number 20040419-0044313, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 155.07-OA, PARCEL 22.00 CO). 2007 real property taxes are PAID in the amount of 3077.48.

2. All matters as set forth on the Revision One to Final Plat of the Poplar Creek Estates Phase III, Section "B" Subdivision of record in Plat Book 9700, page 123, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 9472, page 824, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Poplar Creek Estates Homeowners Associaiton, of record in Book 7120, page 125, said Register's Office.

5. Ingress Egress Easement of record in Book 4745, page 599, Register's Office for DAVIDSON County, Tennessee.

6. Waterline Easements of record in Book 4817, page 784 and Book 5738, page 829, Register's Office for DAVIDSON County, Tennessee.

7. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8126, page 385, Register's Office for DAVIDSON County, Tennessee.