Davidson County DEEDWARR
Recvd: 03/11/08 08:11 2 pgs
Fees:13.00 Taxes:786.25
20080311-0024190

WARRANTY DEED

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Lady A. Bird	Same	131-6G-103 CO
103 Ashlawn Court		
Nashville, TN 37215		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AMANDA KING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON, COUNTY
Comm. Expires July 22, 2009

The actual consideration or value, whichever is greater, for this transfer is $212,500.00.

Forrest H. King III
Affiant

Sworn to and subscribed before me this the 10 day of March, 2008.

Amanda King
Notary Public

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Forrest H. King, Jr. And wife, Marcela B. King, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Lady A. Bird, hereinafter referred to as Grantee, 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 unit 103 of Burton Hills, Village of Ashlawn, A condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Coda Annotated, and as established by a Master Deed, of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, A condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Forrest H. King, III. By deed from David J. van de Lint and wife, Paula J. van de Lint of record in Book 10089, page 428 and of the Trisha Loring King conveying interest to Forrest H. King, III by deed of record in Book 11490, page 70, in the Register's Office for Davidson County, Tennessee.

1. 2008 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees, By acceptance of

delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 978, Register's Office for said County.

3. Declaration of Covenants and Restrictions in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 536, Book 6911, page 120, Book 7046, page 523 and Book 7076, page 691, Register's Office for said County.

4. Master Deed establishing the Horizontal Property Regime of Burton Hills, Villages of Ashlawn, of record in Book 7076, page 646, Register's Office for Davidson County.

5. Agreements between Burton Hills Properties and Metro Nashville of record in Book 6470, page 383, and Book 6655, page 47, Register's Office for said County.

This is improved property known as 103 Ashlawn, Nashville, Tennessee 37205.

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 successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Marcela B. King joins this instrument to convey whatever rights, if any she may possess in the property as a result of her marriage to Forrest H. King, III.

WITNESS our hands this the 10 day of March, 2008.

FORREST H. KING, III.

MARCELA B. 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 Forrest H. King, III and Marcela B. King, the 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 and official seal, at Nashville, Tennessee, on this the 10 day of March, 2008.

Notary Public

My Commission Expires: _____

AMANDA KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Comm. Expires July 22, 2009