WARRANTY DEED

P-08-4422

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Ashley Neese
Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2008

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald King	Ronald King	
4422 Saunders Avenue	(NAME) 720 General George Patton Dr.	061-03-0-034.00
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN A. KING, AN UNMARRIED MAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD KING AND WAYNE HUDDLESTON, AS JOINT TENANTS , hereinafter called the Grantees, their heirs and assigns, that 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. 93 on the Plan of Gra-Mar Acres, Section 2, of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dan A. King and wife, Bonnie G. King by deed from R. W. Downing and wife, Ruby R. Downing of record in Book 8631, Page 677, Register's Office for Davidson County, Tennessee. The said Bonnie G. King, now known as Bonnie G. Parker, having since conveyed her interest in subject property to Dan A. King by Quitclaim Deed of record in Instrument No. 20080828-0088504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4422 Saunders Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 09/08/08 11:58 2 pgs
Fees:13.00 Taxes:388.50
20080908-0091702

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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.

Witness my/our hand(s) this 26th day of August, 2008.

Dan A. King

Dan A. 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 Dan A. King, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL) CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800