BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#21570-2

The actual consideration or value, whichever is greater, for this transfer is **$157,750.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2008.

Notary Public

My Commission expires: 3/7/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/26/08 08:37 2 pgs
Fees:13.00 Taxes:583.68

20080926-0097804

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JENNIFER K. STEED	**WELLS FARGO BANK, N.A.**	**Map 051-15-0-C Parcel 027.00co**
1501 Beaus Way	**P. O. Box 11701**	
Madison, TN 37115	**Newark, NJ 07101-4701**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK W. KING and wife, JOANNE J. KING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JENNIFER K. STEED, a single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 27 on the Cluster Lot Development Final Plat for Section 2, Walton Oaks Subdivision, a Planned Unit Development, as of record in Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark W. King and wife, JoAnne J. King, by Successor Trustee's Deed dated October 17, 2007, from Joseph R. Prochaska, Successor Trustee, of record in Instrument No. 20071018-0123798, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20010927-0104591, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **1501 Beaus Way, Madison, TN 37115**.

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 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 **24th** day of **September, 2008.**

MARK W. KING

JOANNE J. KING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARK W. KING and wife, JOANNE J. KING,** the within named sellers, 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, this **24th** day of **September, 2008.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

