(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/08 08:44 2 pgs
Fees:13.00 Taxes:1968.40

20081231-0123762

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $532,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF DECEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02880 KING

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert S. King	same	131110C00200CO
1305 Belmont Park Court		
Nashville, TN 37215		

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

JOSEPH H. TORRENCE

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

ROBERT S. KING

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1305 Belmont Park Court, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 31st day of December, 2008.

Joseph H. Torrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph H. TORRENCE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of December, 2008.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

BEING UNIT 1305 ON EXHIBIT D OF THE MASTER DEED OF BELMONT PARK COURT I TOWN HOMES OF RECORD IN INSTRUMENT NO. 20051229-0156440 AND AMENDED IN INSTRUMENT NUMBERS 20060629-0078161 & 20061130-0147980 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BELMONT PARK COURT I TOWN HOMES A HORIZONTAL PROPERTY REGIME ESTABLISHED BY SAID MASTER DEED. BEING FURTHER DESCRIBED AS PART OF LOT NO. 50, ON THE PLAN OF SEVEN HILLS, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 81 AND 82, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CAMP PROPERTIES, LLC TO JOSEPH H. TORRENCE IN THE DAVIDSON COUNTY REGISTER'S OFFICE IN INSTRUMENT NO. 20060707-0081458

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.