WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Jewel Norris
Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2009.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 9-17-2011
(AFFIX SEAL)

TERESA TAYLOR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-CLR-09-0213

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. King	Fifth Third Mortgage Co.	
213 White Court	(NAME) 5050 Kingsley Dr, MD:1MOC BQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45263	172100B05700CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LINDA C. MOUNTFORD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID P. KING AND CHRISTINE W. KING, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 57, CHRISTIANSTED VALLEY, PHASE 2, REVISION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010209-0012854, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LINDA C. MOUNTFORD, UNMARRIED BY WARRANTY DEED FROM JEFFREY W. CROWE AND WIFE, KELLY CROWE, RECORDED ON THE 19TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051219-0152119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20010209-0012854; INST. NO. 19991221-0305559; INST. NO. 20000728-0074515; INST. NO. 19991221-0305561; BOOK 11628, PAGE 8; AND INST. NO. 20050516-0054926; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 213 White Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of June, 2009.

Linda C. Mountford
Linda C. Mountford

BILL GARRETT, Davidson County
Trans: T20090042128 DEEDWARR
Recvd: 06/24/09 10:57 2 pgs
Fees: 13.00 Taxes: 958.30
20090624-0058696

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 22nd day of June, 2009.

Notary Public

My Commission Expires: 9/5/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167