WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

Subscribed and sworn to before me this 14th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

G-CBB-09-163

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
Denise T. King	SunTrust Mortgage, Inc.	
163 Heritage Trace Drive	(NAME) 401 Commerce St # 6100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37219	042110B04400CO
(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, we LASONIA SCANTLING, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE T. KING, A SINGLE WOMAN, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 163 AS SHOWN BY PLAT AND SURVEY OF SECTION ONE, HERITAGE VILLAGE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 4460, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, AS AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, BOOK 6380, PAGE 989, BOOK 6484, PAGE 287, BOOK 9645, PAGE 906 AND INSTRUMENT NUMBER 20040804-0093767, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LASONIA MARABLE, UNMARRIED TO LASONIA SCANTLING, UNMARRIED AS RECORDED ON THE 28TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070328-0037044 AND WARRANTY DEED FROM SAMUEL R. MARABLE AND PRISCILLA A. MARABLE, MARRIED TO LASONIA MARABLE, MARRIED AS RECORDED ON THE 19TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041119-0139156, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 163 Heritage Trace Drive, Madison, Tennessee 37115
(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.

BILL GARRETT, Davidson County
Trans: T20090049464 DEEDWARR
Recvd: 07/22/09 11:25 2 pgs
Fees: 13.00 Taxes: 410.33
20090722-0068745

Witness my/our hand(s) this 14th day of July, 2009.

Lasonia Scantling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lasonia Scantling, 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 14th day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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