Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0370

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$158,000.00

Jessica Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE30th day of July, 2009.

Notary Public
Commission Expires:

BILL GARRETT, Davidson County
Trans:T20090053247 DEEDWARR
Recvd: 08/05/09 12:56 2 pgs
Fees:13.00 Taxes:584.60
20090805-0073479

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

ADDRESS OF NEW OWNER:
Jessica Parker
4422 Saunders Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
061-03-0-034.00

WARRANTY DEED

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

Ronald King, married, and Wayne Huddleston, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Parker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 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 to Ronald King and Wayne Huddleston, as joint tenants, by Warranty Deed from Dan A. King, an unmarried man, of record in Instrument No. 20080908-0091702, Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded September 8, 2008.

Subject property has never been the primary residence of the Grantor's or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4422 Saunders Avenue Nashville TN 37216.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed this 30th day of July, 2009.

Ronald King

Wayne Huddleston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald King and Wayne Huddleston**, 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 at Brentwood, Tennessee this 30th day of July, 2009.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

Commission Expires: 3/19/2013