WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-AH-09-0407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Michael Collins	Michael Collins	
106 Adams Park (ADDRESS)	106 Adams Park (ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	104-5-104.00

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 MICHAEL M. CASTELLARIN, TRUSTEE OF THE KING FAMILY TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL COLLINS, 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 16, MAP OF HARDISON AND YOUNG'S LOTS IN WEST END PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 190, 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 BY QUITCLAIM DEED FROM FRANCES ELIZABETH KING THORNELL (INDIVIDUALLY AS AN HEIR AT LAW AND BENEFICIARY OF THE ESTATE OF NADINE HAYNES KING, AS THE EXECUTRIX OF THE ESTATE OF NADINE HAYNES KING, DECEASED, AND AS THE TRUSTEE OF THE KING FAMILY TRUST, AS ESTABLISHED BY THE LAST WILL AND TESTAMENT OF NADINE HAYNES KING) AND VIRGIL C. KING, JR. (INDIVIDUALLY AS AN HEIR AT LAW AND BENEFICIARY OF THE ESTATE OF NADINE HAYNES KING) TO FRANCES ELIZABETH KING THORNELL, TRUSTEE OF THE KING FAMILY TRUST AS RECORDED ON THE 8TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040108-0003513 AND INSTALLMENT DEED FROM MRS. LILLIE DUNLAP TO VIRGIL C. KING AND WIFE, NADINE HAYNES KING AS RECORDED ON THE 20TH DAY OF NOVEMBER, 1942 IN BOOK 1257, PAGE 227, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MICHAEL CASTELLARIN HAVING BEEN APPOINTED AS SUCCESSOR TRUSTEE OF THE KING FAMILY TRUST IN THE INSTRUMENT RECORDED SIMULTANEOUSLY HEREWITH AT INSTRUMENT NUMBER 20091002-0091955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 190; 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 407 Park Circle, Nashville, Tennessee 37205
(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: T20090067357 DEEDWARR
Recvd: 10/02/09 15:50 2 pgs
Fees: 13.00 Taxes: 495.80

20091002-0091956

Witness my/our hand(s) this 1st day of October, 2009.

Trustee

Michael M. Castellarin, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of October, 2009, before me personally appeared Michael M. Castellarin, Trustee of the King Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 1st day of October, 2009.

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-2410

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