FOR RECORDING PURPOSES

File No. 10707 File Box

BILL GARRETT, Davidson County
Trans:T20090079276 DEEDWARR
Recvd: 11/23/09 08:19 3 pgs
Fees:18.00 Taxes:1036.00
20091123-0107123

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 280,000.00

Amy Karen Nash
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
November 20, 2009

Carol L. McArthur
NOTARY PUBLIC

COMMISSION EXPIRES: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

THIS INSTRUMENT PREPARED BY:		RETURN TO AFTER RECORDING:
NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		Bridgehouse Title 342 Cool Springs Blvd., Ste 202 Franklin, TN 37067
ADDRESS NEW OWNERS(S) AS FOLLOWS: Amy Karen Nash and Joseph Edward Nash 2357 Forest Lake Drive Nashville, TN 37211	SEND TAX BILLS TO: PrimeLending 18111 Preston Road Suite 900 Dallas, TX 75252	MAP-PARCEL NUMBER: 180-04-A-163.00 CO

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,

Jay C. King, Jr., and wife, Peggy C. King

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Amy Karen Nash and husband, Joseph Edward Nash

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (✓)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2357 Forest Lake Drive, Nashville, Tennessee 37211

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. Whenever 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, this date: OCT 16, 2009

X Jay C. King Jr.
Jay C. King, Jr.

X Peggy C. King
Peggy C. King

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

Jay C. King, Jr., and wife, Peggy C. King

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 6698 Hwy 96 West Suite 111 Franklin, TN on this 16 day of OCT, 2009.

X
Notary Public

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
WILLIAMSON COUNTY

My Commission Expires:

SEPT 23, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Highland Creek, Section Five, a planned unit development of record in Instrument No. 200409915-0111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jay C. King, Jr., and wife, Peggy C. King, by Warranty Deed from Classic Homes BOS, LP, dated September 27, 2005, as of record in Instrument No. 20050929-0116911, Register's Office for Davidson County, Tennessee.

BEING the same premises which Classic Homes BOS, LP by Deed dated 9/27/2005 and recorded 9/29/2005 in Davidson County, Tennessee in Deed Book Volume , Page or Instrument No. 20050929-0116911 .