BILL GARRETT, Davidson County
Trans:T20090080078 DEEDWARR
Recvd: 11/25/09 10:08 2 pgs
Fees:13.00 Taxes:314.13

20091125-0108353

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
[illegible] Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00.

Affiant

Subscribed and sworn to before me, this 13th DAY OF November, 2009

Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

R-TRA-09-2602

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
James T. King	Suntrust mtg. (NAME)	
2602 Buchanan Street (ADDRESS)	1001 Semmes Avenue (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	81-6-161.00

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, we RALPH EDWARDS AND VELMA EDWARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES T. KING AND ROSSY URBINA KING, 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 TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT; BEING THE EASTERLY 37.4 FEET ON LOT NO. 2 AND THE WESTERLY 12.8 FEET OF LOT 1 IN THE MATT WILLIAMS' SUBDIVISION OF LOT NO. 8, HARDING-BOSLEY TRACT OF RECORD IN BOOK 332, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING ON THE NORTHERLY MARGIN OF BUCHANAN STREET, FORMERLY HYDES FERRY TURNPIKE, 74.6 FEET WESTERLY FROM THE WESTERLY MARGIN OF BECK SPRING ROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, WESTWARDLY 50 FEET; THENCE PARALLEL WITH SAID ROAD, NORTHWARDLY 150 FEET TO THE SOUTH LINE OF LOT NO. 11 ON SAID PLAN; THENCE WITH SAID LINE AND THE SOUTH LINE OF LOT NO. 18, EASTWARDLY 50 FEET TO A POINT 74.6 FEET WESTERLY FROM THE WESTERLY MARGIN OF SAID ROAD; THENCE PARALLEL WITH SAID ROAD, SOUTHWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RALPH EDWARDS AND VELMA EDWARDS, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, RECORDED ON THE 28TH DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081028-0107578, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 332, PAGE 54 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2602 Buchanan Street, Nashville, Tennessee 37208
(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 13th day of November, 2009.

Ralph Edwards
Ralph Edwards

Velma Edwards by Ralph Edwards attorney in fact
Velma Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph Edwards, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 2009, before me personally appeared Ralph Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Velma Edwards as per the Power of Attorney of record in Instrument No. 20091125-0106352 and who acknowledged he executed the same as the free act and deed of the said Velma Edwards.

Witness my hand and official seal, this the 13th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

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