This Instrument Prepared By:
Marshall & Associates, P.L.L.C.
Ellis H. Marshall, III, Attorney
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: Lynda F. Lynn, an unmarried person

TO: Steven A. King, an unmarried person

BILL GARRETT, Davidson County
Trans:T20100024545 DEEDWARR
Recvd: 04/26/10 10:15 4 pgs
Fees:23.00 Taxes:179.45
20100426-0031150

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Steven A. King 311 Keeton Avenue Old Hickory, TN 37138	Steven A. King 311 Keeton Avenue Old Hickory, TN 37138	044-05-0048.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $48,500.00.

Steven A. King, Affiant

Subscribed and sworn to before me this 23rd day of April, 2010.

MELANIE W T MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Melanie Marshall, Notary Public

My Commission Expires: May 2, 2011

FOR AND IN CONSIDERATION of the sum of Forty Eight Thousand Five Hundred and No./100 Dollars ($48,500.00) cash in hand paid by the hereinafter named Steven A. King, an unmarried person, **GRANTEE**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lynda F. Lynn, an unmarried person, hereinafter referred to **GRANTOR**, have bargained and sold, and by these presents do transfer and convey all interest, right and ownership unto the **GRANTEE** with full power to convey, sell and transfer, to their successor and assigns, certain real property, together with all improvements constructed thereon, an undivided interest in the following parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference.

To the best of the Grantors' knowledge, they are lawfully seized in fee of the granted premises; and believe that they are free from all encumbrances; that they have good right to sell and convey the same; and that they will, and their heirs, executors, and administrators shall, warrant and defend the same to the grantee, grantee's heirs and assigns forever, against the lawful claims and demands of all persons pursuant to the covenants contained herein.

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed this 23rd day of April, 2010.

Lynda F. Lynn

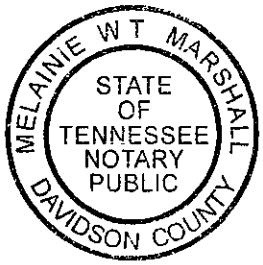
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid,

personally appeared Lynda F. Lynn, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that she, as such executed the foregoing instrument for the purposes therein contained by signing her individual name as a bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 23rd day of April, 2010.



My Commission Expires May 2, 2011

Melanie W T Marshall

Melanie Marshall, Notary Public

My Commission Expires: May 2, 2011

EXHIBIT A

Being Lot Number 40 on the plan at Scenic View Subdivision not of record and being in the 4th Circuit District of said county and state and described as follows: Being at a point in the easterly margin of Keeton Avenue at the corner of lots numbers 39 and 40, thence with the line between said lots northeasterly 144.2 feet to a point, thence southeasterly 97 feet to the corner of lots numbered 40 and 41, thence with the line between said lots southwesterly 145.3 feet to the margin of Keeton Avenue, thence with the margin of the same northwesterly 97 feet to the beginning.

BEING THE SAME property conveyed to Lynda F. Lynn from Karen Ann Connell Dunn, by virtue of Warranty Deed dated May 14, 2007, and recorded May 15, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 20070515-0058070.

AND BEING THE SAME property conveyed to Karen Ann Connell Dunn, from William Douglas Dick, III, by virtue of a quitclaim deed, dated October 14, 1998, and recorded October 26, 1998, in the Register's Office for Davidson County, Tennessee, in Book 11169, at Page 633.

This deed was prepared based upon information provided by the parties and without the aid of a title search.

This Property is also known as: 311 Keeton Avenue, Old Hickory, TN 37138