03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $171,500.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2010.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

03-1003-36435

Address of New Owner:	Send Tax Bills to:	Tax Information
James Edward King	Bank of America, N.A.	64-15-0-A-009
104 Mill Springs Court	900 W. Trade Street	
Old Hickory TN 37138	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chad Hiner, unmarried, and Joy L. Strand, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Edward King, hereinafter called the Grantees, their successors 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. 9, Revision to Lots 8 & 9, Section One, Plantation Walk, of record in Book 6050, Page 574, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Chad Hiner and Joy L. Strand by deed from Khaled Sakalla and Mona Sakalla, married, dated July 26, 2007, recorded August 1, 2007, of record in Instrument No. 20070801-0091496, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 104 Mill Springs Court, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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:T20100026370 DEEDWARR
Recvd: 05/03/10 13:36 2 pgs
Fees:13.00 Taxes:634.55
20100503-0033550

WITNESS my hand this 27 day of April, 2010.

Chad Hiner
By Jacquelyn Strand
Chad Hiner
By: Jacquelyn Strand, Attorney in Fact

Joy L. Strand
By Jacquelyn Strand
Joy L. Strand
By: Jacquelyn Strand, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacquelyn Strand, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Chad Hiner, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Old Hickory, TN, this 27th day of April, 2010.

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission Expires: 2/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacquelyn Strand, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Joy L. Strand, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Old Hickory, TN, this 27th day of April, 2010.

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission Expires: 2/11/13