WARRANTY DEED

R-FCR-10-5548

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRYAN S. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 18, 2012

BILL GARRETT, Davidson County
Trans: T20100029951 DEEDWARR
Recvd: 05/18/10 14:50 2 pgs
Fees: 13.00 Taxes: 577.20

20100518-0038372

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna K. King	First Farmers & Merchants Bank (NAME)	
5548 Murphywood Crossing (ADDRESS)	816 S. Garden Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (CITY) (STATE) (ZIP)	175-1-35.00

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 CHRISTOPHER A. BARRETT AND WIFE, AMANDA D. BARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA K. KING AND HUSBAND, DENNIS J. 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 108, ASHEFORD CROSSING, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 912, 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 TO CHRISTOPHER A. BARRETT AND WIFE, AMANDA D. BARRETT BY WARRANTY DEED FROM KELLI RICHARDSON AND MATTHEW RICHARDSON WIFE AND HUSBAND, RECORDED ON THE 3RD DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040603-0065248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 912; COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN BOOK 9980, PAGE 482, BOOK 10301, PAGE 180, BOOK 10353, PAGE 575, BOOK 10717, PAGE 97, BOOK 10640, PAGE 941, INSTRUMENT NO. 20001018-0103441, INSTRUMENT NO. 20010418-0038191; BY-LAWS OF RECORD IN BOOK 9651, PAGE 925; EASEMENT AND AGREEMENT OF RECORD IN BOOK 9336, PAGE 238; CHARTER OF RECORD IN BOOK 9651, PAGE 895; EASEMENTS OF RECORD IN BOOK 10574, PAGE 867 AND BOOK 1224, PAGE 257 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5548 Murphywood Crossing, Antioch, Tennessee 37013
(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 14th day of May, 2010.

Christopher A. Barrett

Amanda D. Barrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher A. Barrett and Amanda D. Barrett, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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