BILL GARRETT, Davidson County
Trans:T20100079993 DEEDWARR
Recvd: 12/20/10 15:06 2 pgs
Fees:13.00 Taxes:443.63
20101220-0101175

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Barbara Randolph
751 Revels Drive
Nashville, TN 37207

MORTGAGEE
SunTrust Mortgage, Inc
401 Commerce Street, Ste. 6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 059-10-0
PARCEL 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Frances E. Larry, Executrix of The Estate of Eugene King,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barbara Randolph, an unmarried woman,** hereinafter called the Grantees, their heirs 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. 36 on the Plan of Royal Gardens Estates, Section I, as of record in Book 3700, Page 29, Register's Office for said County.

Said lot fronts 100 feet on the southerly side of Revels Drive and extends back 157.1 feet on the easterly line and 159.4 feet on the westerly line to a dead line which is a broken line and measures 143 feet thereon.

Being the same property conveyed to Eugene King by deed from Frederick L. Franklin and wife, Roxanna M. Franklin, dated October 31, 1995 and filed of record in Book 9845, Page 683, Register's Office for Davidson County, Tennessee. The said Eugene King died on December 9, 2008. Frances E. Larry was appointed Executrix under the will of Eugene King as recorded in the Probate Office of Davidson County, Tennessee under Probate # 09P176 and pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee entered in Docket No. 09P176, in office of the Probate Clerk's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **751 Revels Drive Nashville, TN 37207.**

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 and assigns, forever; and we do covenant with the said Grantees 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 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.

Witness our hands this 1st day of November, 2010.

The Estate of Eugene King

By: Frances E. Larry Executrix

Frances E. Larry, Executrix

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances E. Larry, Executrix, the bargainor(s) 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 therein contained.

Witness my hand and official seal this 1st day of November, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me this 1st day of November, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12