BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100081054 DEEDWARR
Recvd: 12/28/10 08:12 2 pgs
Fees:13.00 Taxes:107.30
20101228-0102353

State of Tennessee)
County of Davidson)

G#22993-2

The actual consideration or value, whichever is greater, for this transfer is **$29,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2010.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Empire Real Estate, LLC	**"New Owner"**	**Map 119-03-0 Parcel 121.00**
P. O. Box 122		
Goodlettsville, TN 37070-0122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark King and wife, JoAnne J. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Empire Real Estate, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 99 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 101.3 feet on the northeasterly margin of Browning Road and extends back 233.0 feet on the northwesterly line and 231.4 feet on the southeasterly line to a dead line in the rear, measuring 60.0 feet thereon.

BEING the same property conveyed to Mark King by Substitute Trustee's Deed executed November 22, 2010, from Shapiro & Kirsch, LLP, Substitute Trustee, of record in Instrument No. 20101217-0100661, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantee herein.

JOANNE J. King, spouse of the above named Mark King, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of JoAnne J. King, pursuant to a Power of Attorney executed by her on the 15th day of July, 2005, of record in Instrument No. 20050909-0108406, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as: **289 Browning Road, Nashville, TN 37211**.

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 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, its successors and/or 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 **22nd** day of **December, 2010.**

Mark King

JoAnne J. King

attorney in fact

By: Mark King, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark King,** the within named seller, 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 at Nashville, Tennessee, this **22nd** day of **December, 2010.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Mark King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **JoAnne J. King,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JoAnne J. King** for the purpose therein contained, by signing the name of **JoAnne J. King** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2010.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13