(2) GSRM-44

BILL GARRETT, Davidson County
Trans:T20110016283 DEEDWARR
Recvd: 03/18/11 16:19 2 pgs
Fees:13.00 Taxes:740.00
20110318-0021560

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P.O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 18 day of March, 2011. Notary Public My Commission Expires: 9.3.12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Don R. King and Kathleen M. King 1658 Stewarts Ferry Pike Hermitage, TN 37076	New Owner	110-00-0-187.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vicki Denise Mullins, married**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Don R. King and wife, Kathleen M. King**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being a lot or tract marked C , being the Westerly part of the Elizabeth M.C. Eakes Property situated in the 2nd Civil District of Davidson County, Tennessee and recorded in Deed Book 2547, page 279, said property is described according to an unrecorded survey by John D. McCormick dated May 22, 1990 as follows:

Beginning at a point in the Southerly margin of Stewarts Ferry Pike said point being the Northwest corner of the said Eakes property and being the Northeasterly corner of the Don R. King & wife property; thence S 11° 17' 04" W a distance of 940.51 feet; thence S 85° 31' 56" E a distance of 86.54 feet; thence S 6° 42' 04" W a distance of 176.66 feet; thence S 56° 37' 21" E a distance of 60.55 feet; thence S 21° 55' 57" E distance of 230.13 feet; thence S 48° 12' 08" E a distance

of 107.58 feet; thence N 32° 29' 00" E a distance of 378.14 feet; thence N 58° 16' 28" W a distance of 271.38 feet; thence N 32° 29' 00" E a distance of 803.00 feet to a point in the Southerly margin of Stewarts Ferry Pike; thence N 58° 16' 28" W a distance of 353.95 feet; thence along a curve to the left with radius of 1115.61 feet a distance of 223.72 feet to the point of beginning and containing 10.756 acres more or less.

Being the same property conveyed to Vicki Denise Mullins by Quitclaim Deed from Sharon Lynette McCullough and Vicki Denise McCullough Mullins, of record in Instrument No. 20110318-0021559, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not now nor has it ever been the primary residence of the Grantor herein.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is unimproved property known as: **10.756 Acres, Stewarts Ferry Pike, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18 day of March, 2011.

Vicki Denise Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Vicki Denise Mullins, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18 day of March, 2011

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 09/03/2012