THIS INSTRUMENT PREPARED BY:
Bennett F. Bratcher
Attorney at Law
P. O. Box 764
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20110027825 DEEDWARR
Recvd: 05/10/11 10:52 2 pgs
Fees:13.00 Taxes:129.50
20110510-0035830

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Tony King 713 Adams Mills Ct. Nashville, TN 37211	Same	09606004200

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND 00/100 ($35,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALTA LOU AVRIT (widowed), Grantor,** has this day bargained and sold, and do hereby transfer and convey unto **TONY KING, the Grantee** herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the map of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 70 feet on the northeasterly side of Colonial Circle, and runs back 232.05 feet on the northwesterly line and 324.45 feet on te southeasterly line to the line of the right-of-way of the Tennessee Central Railroad on which it measures 159.75 feet.

Being the same property conveyed to James Carl Avrit (deceased on 9/14/2000) and wife, Alta Lou Avrit by Warranty Deed from Roy Lee Rose and Virgil Robert Rose, recorded in Deed Book 8890, Page 944, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2848 Colonial Circle ~~Drive,~~ a.k.a. Nashville, Davidson County, Tennessee, 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $35,000.00.
Subscribed and sworn to before me this 6th of May, 2011.
My Commission Expires: 5-20-14

X Alta Lou Avrit
Affiant

Notary Public

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 6th day of May, 2011.

Alta Lou Avrit

ALTA LOU AVRIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, **ALTA LOU AVRIT,** the within named bargainor, with whom I am personally acquainted (or who 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 at Nashville, Tennessee, this the 6th day of May, 2011

NOTARY PUBLIC

My Commission Expires: 5-20-14

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.