THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050441** BILL GARRETT, Davidson County Trans:T20110032673 DEEDWARR Recvd: 06/02/11 09:23 2 pgs Fees:13.00 Taxes:1554.00 20110602-0042005	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 31st day of ~~May~~ June, 2011. Notary Public My Commission Expires: 01/07/2013

WARRANTY DEED

Address New Owner: Thomas King and Patricia King 6018 Bresslyn Rd Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Pinnacle National Bank 150 3rd Ave. So., Ste. 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 115-8-87.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Charlotte Morris by Henrilynn M. Handler, Executrix, also known as Henrilynn Morris Zeitlin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas King and Patricia King, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of West Meade Village, as of record in Book 3700, Page 36, Register's Office for said County.

Said Lot No. 18 fronts 175.00 feet on the Westerly side of Bresslyn Road and runs back between lines 380.9 feet on the Northerly line and 397.2 feet on the Southerly line to a dead line in the rear on which it measures 190.00 feet.

Being the same property conveyed by Probate recorded on the 28th day of March, 2011 in Probate Docket No. 11P 480; Quitclaim Deed from Frederick D. Morris to Charlotte S. Morris as recorded on the 11th day of April, 1988 in Deed Book 7513, Page 177 and Warranty Deed from Patterson and Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox to Fred S. Morris and wife, Charlotte Ann Morris as recorded on the 5th day of July, 1966 in Deed Book 4032, Page 437, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE VILLAGE, as recorded in Plat Book 3700, Page 36.

This is improved property located at 6018 Bresslyn Rd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2011.

Estate of Charlotte Morris

BY: _____
Henrilynn M. Handler, Executrix
Also known as Henrilynn Morris Zeitlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henrilynn M. Handler also known as Henrilynn Morris Zeitlin, Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2011.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014