THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***405,000.00

Affiant

Subscribed and sworn to before me this 5th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

ADDRESS OF NEW OWNER

Matthew T. King
1500 Clayton Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

Fairway Independent
Mortgage Corporation
3069 Trenwest Drive #2204
Winston Salem, NC 27103

MAP & PARCEL NOS.

MAP 117-08-0
PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Five Thousand and 00/100 Dollars ($***405,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Karen Young, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Matthew T. King and Kathleen O. King, husband and wife, (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:

BEING Lot No. 196 on the Plan of Victoria Place of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Karen Young by Warranty Deed dated March 13, 2003, from Peter Poremski and wife, Bonney M. Poremski, of record as Instrument No. 20030324-0038320 in the Register's Office for Davidson County, Tennessee.

Lawrence L. Davis, spouse of Karen Young, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 1500 Clayton Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20110036745 DEEDWARR
Recvd: 06/20/11 12:15 2 pgs
Fees:13.00 Taxes:1498.50
20110620-0047066

GRANTOR COVENANTS with the said GRANTEES 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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.

5th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of May, 2011.

Karen Young

Lawrence L. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Young and Lawrence L. Davis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY