BILL GARRETT, Davidson County
Trans:T20110062743 DEEDWARR
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This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Anthony E. King
Affiant

Subscribed and sworn to before me, this 04th day of October, 2011.

Jacqueline Orr Wiggins
Notary Public

My Commission Expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:

Anthony E. King
577 Rural Hill Road
Nashville, TN 37217

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS:

Map 76-1
Parcels 6, 9, 10

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by ANTHONY E. KING, unmarried, (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JESSIE L. STARKS, unmarried, by my attorney in fact, PATRICIA STARKS KILCREASE AND CAROL S. BATEY (hereinafter referred as to as GRANTOR), have bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, his heirs and assigns all rights, title, claim or demand of GRANTOR in my one-half undivided interest in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly boundary of the property herein described, said pin being North 88° 0' East, 254.08 feet east of an iron pin in the easterly margin of Tulip Grove Road located 148.10 feet south of the northwest corner of the Scotts Hollow AME Benevolent Church Property of record in Book 700, page 1, Register's Office for Davidson County, Tennessee; thence North 6° 22' East, 232.97 feet to an iron pin; thence South 82° 51' East, 385.65 feet to a large cedar with orange paint; thence South 6° 17' West, 1159.06 feet to an iron pin set by a flagged corner post; thence North 83° 13' West, 387.16 feet to an iron pin by a corner post; thence North 6° 22' East, 878.56 feet to the point of beginning, containing 10.29 acres, more or less.

There is likewise conveyed unto the Grantees by Decree of Part I of the Chancery Court for Davidson County, Tennessee, of record in Minute Book 235, page 691,

as corrected in Minute Book L36, page 147, an easement for ingress and egress to the aforementioned property over the lands of Scotts Hollow AME Benevolent Church, said easement being 15 feet in width and having a centerline which begins on the easterly margin of Tulip Grove Road 155.60 feet South of the northwest corner of the property owned by Scotts Hollow AME Benevolent Church of record in Book 700, page 1, Register's Office for Davidson County, Tennessee, and runs from said point North 88° 0' East, 254.08 feet to a point in the westerly boundary of the 10.29 acre tract.

The aforementioned property is encumbered on its westerly boundary by a cemetery approximately 100 by 125 feet as well as an easement for ingress and egress thereto.

Being the same property conveyed to Anthony King and Jessie L. Starks by Clerk and Master's Deed, dated June 6, 1981, of record in Book 5754, page 740, Register's Office for Davidson County, Tennessee.

Mildred Starks conveyed to Jesse Starks any and all interest that she may have to his one-half undivided interest in Book 7255, page 16, Register's Office for Davidson County, Tennessee.

Bettye S. King conveyed to Anthony E. King any and all interest that she may have to his one-half undivided interest in Book 10540, page 916, Register's Office for Davidson County, Tennessee.

Jessie L. Starks, Jesse L. Starks and Jesse Starks are one and the same person. Anthony King and Anthony E. King are one and the same person.

This is unimproved property located on Tulip Grove Road, Hermitage, Tennessee.

This conveyance is subject to an easement of record as instrument #20100111-0002350, said Register's Office and any other easements and encumbrances of record that may affect the property.

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, his heirs and assigns, forever, GRANTOR does covenant with the said GRANTEE that he 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land to the said GRANTEE, his 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.

WITNESS our hands, this 04th day of October, 2011.

POA

Jessie L. Starks Patricia Starks Kilcrease

JESSIE L. STARKS, by PATRICIA STARKS KILCREASE, ATTORNEY IN FACT

Jessie L. Starks by Carol S. Batey P.O.A.

JESSIE L. STARKS, by CAROL S. BATEY KILCREASE, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named **PATRICIA STARKS KILCREASE AND CAROL S. BATEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Jesse L. Starks, and who acknowledged that they executed the same as the free act and deed of Jesse L. Starks.

WITNESS my hand and official seal at office in Nashville, Tennessee this 04th day of October, 2011.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.