WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Lucinda Carter
Affiant

Subscribed and sworn to me on June 19, 2012

NOTARY PUBLIC

My Commission Expires: 11/14/14

MICHAEL DON FAIRCHILD NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

BILL GARRETT, Davidson County
Trans:T20120045831 DEEDWARR
Recvd: 06/21/12 09:40 2 pgs
Fees:13.00 Taxes:573.50
20120621-0054378

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey C. King Tammy King 112 Rosebank Avenue Nashville, TN 37206	Jeffrey C. King 520 32nd Ave. Nashville, TN 37212	083-03-0-182.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edna Earl Horn Meadows (life estate) and Deborah Wiles, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffrey C. King and Tammy King, husband and wife, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson Coutny, Tennessee, being Lot No. 4 on the Map of W.S. Ashworth's Re-Subdivision of Lots Nos. 47, 48, 49, and 50 of the Brownsville Plan, of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 100 feet on the north side of Rosebank Avenue and runs back between parallel lines 160 feet to a 14-foot alley in the rear.
>
> Being the same property conveyed from Edna Earl Horn Meadows to Deborah Wiles, reserving to Edna Earl Horn Meadows a life estate, of record as Instrument No. 20040122-0004909, Register's Office for Davidson County, Tennessee.
>
> Being further the same property conveyed from Edna Earl Horn Meadows to Deborah Wiles in Correction of Deed, of record as Instrument No. 20050916-0111429, said Register's Office.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this 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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 on June 19, 2012.

Deborah Wiles Attorney in Fact for: AIF
Edna Earl Horn Meadows

Edna Earl Horn Meadows
Deborah Wiles

Deborah Wiles

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 19, 2012, before me personally appeared Deborah Wiles, to me known to be the persons herein described as the within named bargainors, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 19, 2012.

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1/6/15

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Deborah Wiles, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the "attorney-in-fact" for Edna Earl Horn Meadows or a constituent of Edna Earl Horn Meadows and is authorized by Edna Earl Horn Meadows or by his/her constituent, the constituent being authorized by Edna Earl Horn Meadows, to execute this instrument on behalf of Edna Earl Horn Meadows.

Witness my hand, at office, this 19th day of June, 2012.

Notary Public
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON