THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15156

BILL GARRETT, Davidson County
Trans:T20150024905 DEEDWARR
Recvd: 04/06/15 11:29 3 pgs
Fees:18.00 Taxes:629.00
20150406-0029508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 ($170,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, we, WALTER A. KEELER, SR., BARBARA ~~W.~~ J KING, LISA ELAINE BYRUM and REGINA DENISE KING, have bargained and sold, and by these presents do transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hanner's Subdivision in East Nashville, as of record in Plan Book 2, Page 43, Chancery Court at Nashville.
>
> Said Lot No. 7 fronts 50 feet on the westerly side of 11th Street, formerly South Avenue, and runs back between parallel lines westerly 205 feet, more or less, to an alley in the rear.
>
> Being the same property conveyed to Charles W. King and Walter A. Keeler, Sr. by deed from James L. Anderson and wife, Dorothy T. Anderson, dated May 28, 1980 of record in Book 5614, Page 309, in the Register's Office of Davidson County, Tennessee. Also being the same property to which the interest of Charles W. King vested in Barbara King, Lisa Elaine Byrum and Regina Denise King by Operation of Law as the sole heir at law of Charles W. King, upon his death.
>
> This conveyance is subject to a right-of-way of South 11th Street and an alley.
>
> This conveyance is subject to all matters as shown on Plan Book 2, Page 43, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES CO, its successors and assigns, forever. And I do covenant with the said REGAL HOMES CO, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said REGAL HOMES CO, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 31st day of March, 2015.

WALTER A. KEELER, SR.

BARBARA ~~W.~~ J. KING

REGINA DENISE KING

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WALTER A. KEELER, SR and BARBARA ~~W.~~ J. KING and REGINA DENISE KING, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of March, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

Lisa Elaine Byrum
LISA ELAINE BYRUM

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LISA ELAINE BYRUM, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2015.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

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Tax Map 083 13 0 089.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
REGAL HOMES CO.
290 Ed Harris Road
Ashland City, TN 37015