BOOK 4429 PAGE 198

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

W. C. Smith, Jr., Et ux

TO

CHARLES KING, JR., ET UX

For draftsman's use

This instrument prepared by:

Porter & Spann, Attorneys
310 Philfre Court Building
Nashville, Tennessee 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles King Jr. et ux (NAME)	J. I. Kislak Mortgage Company (NAME)	Map 135-1
313 Town Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par. 29
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Miami, Florida, 33131 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
A 82698

IDENTIF. REFERENCE

JUL 6 11 28 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 16,120.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 1970

Notary Public

MY COMMISSION EXPIRES: 10-1-73

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of Ten ($10.00) DOLLARS

And the agreement by Grantee to assume and pay a certain deed of trust held by J. I. Kislak Mortgage Company of Florida, 1101 Brickell Street, Miami, Florida,

We, W. C. Smith, Jr., and wife, Juanita Ann Smith have bargained and sold, and by these presents do transfer and convey unto the said Charles King Jr. and wife Rita S. King heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 142 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said county.

Said lot No. 142 fronts 120 feet on the northwesterly side of Town Park Drive and extends back 200.7 feet on the southwesterly line and 216.54 feet on the northeasterly line to a dead line, measuring 144.98 feet thereon.

Being the same property conveyed to W. C. Smith, Jr. and wife, Juanita Ann Smith, by deed from Lester Ellsworth Blackwell and wife, Reba J. Blackwell of record in Book 4269, pages 376 through 379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities and drainage along northeasterly and rear lines of premises, 30-foot building setback line from Town Park Drive, and conditions of owners certificate, as shown on plan of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument of record in Book 3400, page 120, as amended by instrument of record in Book 3436, page 43, Register's Office for said county.

WD-2

This is (unimproved ( ) improved (X)) property, known as 313 Town Park Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles King Jr. and wife Rita S. King heirs and assigns, forever.

And we do covenant with the said Charles King Jr. and wife Rita S. King that They lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, W. C. Smith, Jr., and wife, Juanita Ann Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles King Jr. and wife Rita S. King heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 26 day of June, 1970

W C Smith Jr
Juanita Ann Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dee Mast, a Notary Public in and for said County and State, the within named W. C. Smith & wife Juanita Ann Smith the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 26 day of June, 1970.

Dee Mast, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 10 May 1972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL-6 CONV 16,120.61
JUL-6 S TAX A* 41.86
JUL-6 PR FEE A* .50
W DEED A* 3.00 * 45.36

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....