BOOK 1650 PAGE 192

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard L. King Et. Ux	Security Fed. Sav. & Loan Asso.	
(NAME) 807 Washington Ave	(NAME) 500 Union Street	83-7
(STREET ADDRESS OR ROUTE NUMBER) Nash Tenn	(STREET ADDRESS) Nashville, Tennessee 37219-	74
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	pd

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Six Hundred-one Dollars and 17/100ths ($9,601.17)----------DOLLARS of which $2000.00 has been paid in cash by Richard L. King and wife Beth A. King, the receipt of which is hereby acknowledged, and, for the remainder, the said Richard L. King and wife Beth A. King assume and agree to pay the unpaid balance of $7,601.17 of an original indebtedness of $_____ secured by a Deed of Trust of record in Book _____, page _____, Register's office for Davidson County, Tennessee, we, James R. Banniza and wife Freida Banniza,

have bargained and sold, and by these presents do transfer and convey unto the said Richard L. King and wife Beth A. King

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 3 on the Plan of McCarn Subdivision as of record in book 2854, page 121, Register's Office for said County, and also known as street number 807 Washington Avenue, Nashville, Tennessee.

Said lot No. 3 fronts 50 feet on the westerly side of Washington Avenue and extends back between parallel lines 135 feet to a dead line.

Being the same real property conveyed to James R. Banniza and wife Freida Banniza by deed from William T. Waggoner, Jr. and wife, Sara Jo Waggoner, of record in Book 3646, page 523, said Register's office.

This conveyance is made subject to restrictions of record in Book 3129, page 458, Registers Office for Davidson County, Tennessee, and ten-foot easement for public utilities along rear line of premises and 30 foot building setback line from Washington Avenue, as shown on plan of record in Book 2854, page 121, Register's Office for Davidson County, Tennessee.

OCT27'72	CONV	*9,601.17			
OCT27'72	S'TAX		A*	24.96	
OCT27'72	PR'FEE		A*	.50	
OCT27'72	W'DEED		A*	4.00	* 29.46

unimproved ( )
This is improved (x) property, known as 807 Washington Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) 37206 (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

Witness our hands this 12th day of October, 19 72

James R. Banniza

Freida Banniza

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Nancy L. Banniza, a Notary Public in and for said County and State, the within named James R. Banniza and wife Freida Banniza

the bargainor _____, 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, Tenn. this 17 day of October 1972

My commission expires My Commission Expires September 5, 1976 Notary Public Nancy L. Banniza

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 9,601.17
This is equal to or greater than the property would bring at a fair and voluntary sale.

James R. Banniza

Sworn to and subscribed before me
this 17 day of October 1972

My commission expires My Commission Expires September 5, 1976 Notary Public Nancy L. Banniza

This instrument was prepared by:

William E. Higgins, Attorney, 338 46th Avenue North, Nashville, Tenn. 37209

Name Address

WARRANTY DEED

FROM James R. Banniza and wife Freida Banniza

TO Richard L. King and wife Beth A. King

B 81780

IDENTIF. REFERENCE

OCT 27 2 12 PM '72

FELIX Z. WILCOXON REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219