# WARRANTY DEED

BOOK 4815 PAGE 991

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James R. King (NAME) | Mortgage Associates, Inc. (NAME) | 72-12 |
| 2008 Tammany (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 28146 (STREET ADDRESS) | 230 Part |
| Nashville (CITY) Tenn (P. O. ZONE) (STATE) | Atlanta, Georgia 30328 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten & 00/100 ---------- *Dollars,*

paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Marion A. Lane et ux Gwenda L. Lane to Richard D. Cahoy, Trustee, of record in Book 4607, page 855, Register's Office for Davidson County, Tennessee; we,

Marion A. Lane et ux Gwenda L. Lane,

*have this day bargained and sold, and do hereby transfer and convey unto the said* grantees,

James R. King and wife, Sandra C. King,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly 68 feet of Lot No.'s 127, 128, 129 and 130 of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots fronts 68 feet on the easterly margin of Tammany Drive and runs back between parallel lines measuring 200 feet thereon to a dead line in the rear measuring 68 feet.

Being the same property conveyed to Marion A. Lane et ux Gwenda L. Lane by deed from Maynard L. Lemmons and Archie F. Hutton, of record in Book 4607, page 853, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1974.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 15th day of May, 19 74

Notary Public

My commission expires: 7/20/77 (Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is improved (X) unimproved ( ) property, known as 2008 Tammany Drive, Nashville, TN 37216 (House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 15th day of May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion A. Lane

Gwenda L. Lane

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STATE OF ALABAMA
COUNTY OF MORGAN

*Personally appeared before me,* Bayle D McLemore, *a Notary Public in and for said County and State,* Marion A. Lane et ux Gwenda L. Lane,

*the within named 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* Decatur, Alabama, ~~XXXXXX~~
*this* 14th *day of* May, *19*74.

Bayle D McLemore *Notary Public*

*Commission expires* 10-2-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*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*.....

MAY 16 74 CONV 20,000.00
MAY 16 74 S'TAX A* 52.00
MAY 16 74 PR'FEE A* .50
MAY 16 74 W'DEED A* 4.00 * 56.50

WARRANTY DEED

FROM
MARION A. LANE, et ux
TO
JAMES R. KING, et ux

C 5 4 5 9 0

IDENTIF. REFERENCE

MAY 16 1 25 PM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238