BOOK 4821 PAGE 493

Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Charles R. King, et ux	The Lomas & Nettleton Company	34-3-40
(NAME)	(NAME)	
109 Shepherd Hills Drive	3200 Pacific Avenue	10D42745
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Virginia Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $15,000.00 to United Mortgage Servicing Corp., a New York Corporation, secured by a Deed of Trust to J. J. Foley, Jr., Trustee, of record in Book 3513, Page 149, Register's Office for Davidson County, Tennessee,

We, Michael Wayne Falk and wife, Nancy C. Falk,

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

Charles R. King and wife, Myra R. King, their

(successors), heirs and assigns,

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

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Shepherd Hills, Section I, as of record in Book 2331, Page 46, Register's Office for said County.

SAID Lot No. 27 fronts 115 feet on the Northeasterly side of Shepherd Hills Drive, and runs back between lines, 349 feet on the Northwesterly line and 349.4 feet on the Southeasterly line to a dead line in the rear on which it measures 115 feet.

BEING the same property conveyed to Michael Wayne Falk and wife, Nancy C. Falk, by deed from Byram Halton Gross and wife, Peggy Holland Gross, of record in Book 4174, Page 211, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 99,800.00

Subscribed and sworn to before me, this the 1 day of June 19 74

Affiant Charles R. King

My commission expires: March 6, 1977 (Affix Seal)

Notary Public Thomas M. Moore

This is unimproved ( ) improved (X) property, known as 109 Shepherd Hills Drive, Madison, TN 37115
(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

Charles R. King, and wife, Myra R. King, 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 herein mentioned.

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* 1st *day of* June, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael Wayne Falk

Nancy C. Falk

STATE OF TENNESSEE }
COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, Thomas M. Moore, a Notary Public in and for said County and State, Michael Wayne Falk and wife, Nancy C. Falk,

the within named bargainor, S., 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 Hendersonville Tennessee, this 1st day of June, 19 74.

Thomas M. Moore Notary Public

Commission Expires March 6, 1977

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.....

WARRANTY DEED

FROM

MICHAEL WAYNE FALK, ET UX,

TO

CHARLES R. KING, ET UX,

RETURN TO:

TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, Tennessee 37075

C 5 7 1 3 6

IDENTIF. REFERENCE

JUN 4 9 16 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN-4-74	CONV	29,800.00			
JUN-4-74 S'TAX			A*	77.48	
JUN-4-74 PR'FEE			A*	.50	
JUN-4-74	W'DEED		A*	4.00	* 81.98