THIS INSTRUMENT PREPARED BY ROBERT L. TRAUTHAM 2000 FL / LD C TOWER ASHEVILLE

WARRANTY DEED

BOOK 4879 PAGE 831

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles H. King, et ux	Same	Map 81-11-8
(NAME) 1000 Downey Drive	(NAME)	Par. 30-02W
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of NINE THOUSAND, FIVE HUNDRED ($9,500.00) *Dollars,*
cash, the receipt of which is hereby acknowledged, CAPITOL REALTY COMPANY, a Tennessee corporation

has ~~this~~ *this day bargained and sold, and* does *do hereby transfer and convey unto the said* CHARLES H. KING and wife, MARY JEAN KING, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being parts of Lots Nos. 274, 275, and 312 in J.M., T.J., and G. W. Harding's Plan of lots in North Nashville, as of record in Book 21, page 80, Register's Office for said County.

BEGINNING on the southerly margin of Buchanan Street, formerly Hydes Ferry Pike at a point 93 feet westerly from the westerly margin of 21st Avenue, North, formerly Estrella Street; thence with the southerly margin of Buchanan Street westerly 61 feet to a point 18 feet easterly from the corner of Lots 275 and 312; thence southerly 150 feet, more or less, to a point on the northerly margin of an alley 1 1/2 feet westerly from the corner of Lots Nos. 275 and 312, being 173 1/2 feet westerly from the westerly margin of 21st Avenue, North; thence easterly 56 feet; thence northerly 150 feet, more or less, to the beginning.

Being the same property conveyed to Capitol Realty Company, a Tennessee Corporation by Deed from Gertie Corlew, Trustee, of record in Book 4318, page 989, Register's Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,500.00

Subscribed and sworn to before me, this the 6 day of January, 19 75

Affiant

My commission expires (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 2105 Buchanan St., Nashville, Tennessee (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 H. KING, and wife, MARY JEAN KING, their *(successors), heirs and assigns forever.* it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant* and bind s itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* CHARLES H. KING, and wife, MARY JEAN KING, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6 *day of* January, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CAPITOL REALTY CO.

BY: Mrs. Kermit S. Lipton

President

BOOK 4879 PAGE 832

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Sharon E. Jones, a Notary Public of the State and County aforesaid, personally appeared Mrs. Henrie B. Dixon, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be President of the CAPITOL REALTY CO., the within named bargainor, a corporation, and that She as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 6 day of January, 19 75.

Sharon E. Jones Notary Public

Commission expires 12-17-77

SHARON E. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

X Mr. Charles King
Dunlap Roofing
P.O. Box 55595
Nashville, Tn. 37205

JAN-75	CONV	*9,500.00				
JAN-75 75 S'TAX			A*	24.70		
JAN-75 75 PR'FEE			A*	.50		
JAN-75	W'DEED		A*	4.00	*	29.20

WARRANTY DEED

FROM

CAPITOL REALTY CO.

TO

CHARLES H. KING, ET UX

C 83598

IDENTIF. REFERENCE

JAN 7 1 52 PM '75

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-1631
NASHVILLE, TENNESSEE 37238