This instrument prepared by:

Don L. Parrish Atty.
1008-B Forrest Avenue
Nashville, Tenn. 37206

BOOK 4883 PAGE 178

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C.H King And C.L Barrett (NAME)	Superior Realty And Investment Corp. (NAME)	Map 43-13
2007- 23rd. Avenue North (STREET ADDRESS OR ROUTE NUMBER)	1012 Main Street (STREET ADDRESS)	Par. 106
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	Nashville 37206 Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Nine Hundred ($11,900.00) *Dollars,*

Buyer agrees to Assume Existing Mortgage with Lomas Nettleton of approximately $7500.00 with the existing Interest Rate to remain the same.
Buyer agrees to pay to Seller the difference from the 1st. Mortgage and the Selling Price in cash, not to exceed $4,400.00

Duane A. Clark and wife Dodie A. Clark

have this day bargained and sold, and do hereby transfer and convey unto the said C.H. King And C.L. Barrett their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 15 of Block "C" on the Map of Forest Park Subdivision, as of record in Book 343, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Duane A. Clark and wife, Dodie A Clark, as of record in Book 4661, page 811, Register's Office for Davidson County, Tennessee.

Grantors herewith transfer to grantees all sums of money held in escrow by the Lomas and Nettleton Company, in connection with said loan and property; also the present insurance coverage now in force is herewith transfered to grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,900.00

Subscribed and sworn to before me, this the 17 day of December 19 74

Affiant

My commission expires: June 28, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 309 Maple Street, Madison, Tenn. 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 C.H. King And C.L. Barrett it's *(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.*

we *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C.H King And C.L Barrett their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* this 17 *day of* December, 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.*

Duane A. Clark

Dodie A. Clark

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 4883 PAGE 179

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bob T. Lee, *a Notary Public in and for said County and State,* Duane A. Clark and wife, Dodie A. Clark

*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 Nashville, Tennessee
this 17 *day of* December, *19* 74

Bob T. Lee
Notary Public

BOB T. LEE NOTARY PUBLIC STATE OF TENNESSEE LARGE

Commission expires June 28, 1978

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 .....

JAN22 75	CONV	11,900.00				
JAN22 75	S'TAX		A*	30.94		
JAN22 75	PR'FEE		A*	.50		
JAN22 75	W'DEED		A*	4.00	*	35.44

WARRANTY DEED

FROM
Duane A. Clark, Et. Ux.
TO
C.H. King And C.L. Barrett

C 8 5 1 4 9

IDFNTIF. REFERENCE

JAN 22 2 53 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS