WARRANTY DEED

BOOK 4944 PAGE 454

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James A. King	Collateral Investment Company	Map 136-13
(NAME) 2704 Mossdale Drive	(NAME) 2233 Fourth Avenue North	Parcel # 77
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37217	(STREET ADDRESS) Birmingham, Alabama 35203	
(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 by James A. King and wife, Betty L. King, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MISSOURI IMPROVEMENT COMPANY, A MISSOURI CORPORATION,

has this day bargained and sold, and do hereby transfer and convey unto the said
JAMES A. KING AND WIFE, BETTY L. KING,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 540 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, said Register's Office, described as follows:

Said Lot No. 540 fronts 83.67 feet on the northerly side of Moss Dale Drive and extends back 103.25 feet on the easterly line and 116.65 feet on the westerly line to a broken line in the rear measuring 163.96 feet thereon.

Being the same property conveyed to Missouri Improvement Company, a Missouri Corporation, by deed from Gene L. Grace and wife, Sharon L. Grace, of record in Book 4898, page 432, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4268, page 302, said Register's Office, and the Plan of record in Book 4175, page 33, said Register's Office, which shows an owner's certificate, a 30 foot minimum building setback line from Mossdale Drive, and a 6 foot easement for public utility purposes along the easterly 20 foot rear line of said lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 18th day of August 19 75

Affiant

My commission expires: 11-17-76 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2704 Mossdale Drive, 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
James A. King and wife, Betty L. King, their

(successors), heirs and assigns forever. It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple,* has *a good right to convey it, and that the same is unencumbered.*

It does *further covenants and bind* itself, its successors and assigns, to warrant and *forever defend the title to said real estate to said* James A. King and wife, Betty L. King, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 14th *day of* August, 19 75 *the corporate party, it, has caused its name to be signed hereto by its duly authorized officers on said day and date.*

MISSOURI IMPROVEMENT COMPANY
BY: L. J. Henderson Vice President

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Nashville, Tennessee 37115

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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:.....

Commission expires..... .....*Notary Public*

~~STATE OF XXXXXXXXX~~ CITY ~~XXXXXXX OF XXXXXXXX~~ } MISSOURI ST. LOUIS

City Before me, the undersigned authority *~~County~~ aforesaid, personally appeared* L. J. Henderson *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Missouri Improvement Company *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in St. Louis, Missouri *this* 14th *day of* August, *19* 75

Commission expires May 30, 1976 ..... *Notary Public*

NOTARY PUBLIC CITY OF ST. LOUIS, MO.

AUG22 75	CONV	34,000.00			
AUG22 75	S'TAX		A*	88.40	
AUG22 75	PR'FEE		A*	.50	
AUG22 75	W'DEED		A*	4.00	* 92.90

WARRANTY DEED

FROM
MISSOURI IMPROVEMENT COMPANY
A MISSOURI CORPORATION
TO
JAMES A. KING ET UX

D I 2 4 3 6

↑
IDENTIF. REFERENCE

AUG 22 12 40 PM '75

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

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