This Instrument prepared by:
James R. Wyatt, atty
First American Center
Nashville, Tennessee

BOOK 5106 PAGE 909

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Bearden et ux	SAME	MAP - 41 - 11
(NAME)	(NAME)	
1131 Tuckahoe Drive		Parcel- 29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115		
(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 W. Bearden and wife, Sheila S. Bearden and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William R. King and wife, Betty Fay King

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Bearden and wife, Sheila S. Bearden

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Bellshire Estates, Section V, of record in Book 2133, page 114, Register's Office for said County.
Said Lot No. 138 fronts 97.1 feet on the southerly margin of Tuckahoe Drive, and runs back 231.8 feet on the easterly line and 209.6 feet on the westerly line to a dead line, measuring 89.1 feet thereon.

Being the same property conveyed to William Ray King and wife, Betty Fay King, by deed from John J. Pfeiffer and wife, Geneva L. Pfeiffer, recorded in Book 3460, page 603, Register's Office for said County.

This conveyance is subject to a ten-foot easement for public utilities along southerly line of premises, 60-foot building setback line from Tuckahoe Drive and conditions of owner's certificate, of record in Book 2133, page 114, Register's Office for said County, and restrictive covenants of record in Book 2294, page 346, Register's Office for Davidson County, Tennessee.

The said William Ray King and William R. King being one in the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 17th day of January 19 77

Affiant James W. Bearden

My commission expires: 9-12-78 (Affix Seal)

Notary Public Judy P. Collins

This is { unimproved ( ) / improved ( ) } property, known as ..... (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 W. Bearden and wife, Sheila S. Bearden

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 for 1977 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Bearden and wife, Sheila S. Bearden

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 17th day of January, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R. King

William R. King

Betty Fay King

Betty Fay King

BOOK 5106 PAGE 910

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , a Notary Public in and for said County and State, William R. King and wife, Betty Fay King .....

.....

.....

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 Goodlettsville, Tennessee, this 17th day of January, 19 77 .

Judy P Atkins
Notary Public

Commission expires 9-12-78

JUDY P. ATKINS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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 .....

JAN 19 F	CONV	33,000.00			
JAN 19 F	S'TAX		B★	85.80	
JAN 19 F	PR'FEE		B★	.50	
JAN 19 F	W'DEED		B★	4.00	★ 90.30

WARRANTY DEED

FROM
William Ray King et ux

TO
James W. Bearden et ux

D 85715

IDENTIF. REFERENCE

JAN 19 8 54 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5106 PAGE 909