BOOK 5233 PAGE 891

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Charles M McKay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 77

John P. Fosbinder
Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
John P. Fosbinder, attorney, 338-46th Avenue North, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton E. King et ux (NAME)	S A M E (NAME)	91-14, 221
8008 Harding Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles M. McKay, William E. McKay, Jr., and Bessie McKay Ganson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton E. King and wife, Wanda J. King

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 3 on the Map of R.W. Turner's Subdivision of Lot No. 1 of the Nashville Land Inprovement Company's land lying between Richland Creek and Richland Avenue, as of record in book 332, page 9, Register's Office for said County, described as follows:

Beginning on the westerly margin of Richland Avenue at a point 164.7 feet south of the southerly margin of the Charlotte Pike; thence with the westerly margin of said Avenue southwardly 74 feet; thence south 74-1/2 degrees west 354 feet; thence north 16 1/2 degrees east 58 feet; thence north 25 degrees east 36 feet to a point in Richland Creek, said point being the southwest corner of Lot No. 2 on said Plan; thence with the line between said Lots Nos. 2 and 3, eastwardly 300 feet to the beginning.

Being the same property conveyed to William E. McKay, Sr., and wife Irene S. McKay by deed from Dennis O'Brien and wife, Edna L. O'Brien, of record in Book 1586, page 344, of said Register's Office, the said William E. McKay, Sr., and wife, Irene S. McKay having since died, the said William E. McKay, Sr., having predeceased Irene S. McKay and title being divested in Charles M. McKay, William E. McKay, Jr., and Bessie McKay Ganson, grantors herein, as the sole heirs-at-law of the said Irene S. McKay

DEC16?? CONV 22,500.00
DEC16?? S'TAX B* 58.50
DEC16?? PR'FEE B* .50
DEC16?? W'DEED B* 4.00 * 63.00

unimproved ( )
This is improved (X) property, known as 331 54th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of December, 1977

Charles M. McKay
Charles M. McKay

William E. McKay, Jr.
William E. McKay, Jr.

Bessie McKay Ganson
Bessie McKay Ganson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John P. Forbes, a Notary Public in and for said County and State, the within named Charles M. McKay

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 1977

Commission expires 10-18-81

John P. Forbes
Notary Public

STATE OF North Carolina
County of Forsyth

Personally appeared before me, J. Melvin Hunter, a Notary Public in and for said County and State, the within named Bessie McKay Ganson

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

Witness my hand and official seal at Winston-Salem, N. C, this 8th day of December, 1977

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
J. MELVIN HUNTER
My Commission Expires June 2, 1980

J. Melvin Hunter, Notary Public

Commission Expires June 2, 1980

WARRANTY DEED

FROM Charles M. McKay, et al

TO Clayton E. King, et ux

E 42034

IDENTIF. REFERENCE

DEC 16 9 13 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF Maryland
County of Baltimore

Personally appeared before me, Gloria E. Fink, a Notary Public in and for said County and State, the within named William E. McKay, Jr.

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

Witness my hand and official seal at Baltimore, this 5th day of December, 1977

Gloria E. Fink, Notary Public

Commission Expires July 1, 1978