File 1" Feet

BOOK 5334 PAGE 580

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,200.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF September, 1978.

Bobbie E. Murphy
Notary Public.

MY COMMISSION EXPIRES: 11-18-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. King et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	136-7
105 Colony Point (STREET ADDRESS OR ROUTE NUMBER)	Union At Fourth Avenue, North (STREET ADDRESS)	2D-63813
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, Frederick H. Ives and wife, Cynthia Ives

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. King and wife, Johnnie D. 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. 355 on the Plan of Priest Lake Park, Section 5, as of record in Plat Book 4460, page 174, 175 and 176, Register's Office for Davidson County, Tennessee.

SAID Lot No. 355 fronts 86.09 feet on the north margin of Colony Point East and extends back 140.99 feet on the west line, which is a broken line, and 112.63 feet on the east line, to a line in the rear which measures 160.47 feet.

BEING the same property conveyed to Frederick H. Ives and wife, Cynthia Ives by deed from James W. Hill, III and Norma Faye Wilkinson by deed of record in Book 4952, page 65, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants of record in Book 4698, page 969, and such easements and setback lines of record in Plat Book 4460, page 174, said Register's Office.

This is unimproved ( ) improved (X) property, known as 105 Colony Point (House Number) (Street) Nashville, Tn. 37217 (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 this 5th day of September, 1978

X Frederick H. Ives
Frederick H. Ives

X Cynthia Ives
Cynthia Ives

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick H. Ives and Cynthia Ives

the 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 5th day of September, 19 78.

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

E 87159

WARRANTY DEED

FROM
Frederick H. Ives and wife,
Cynthia Ives

TO
Larry D. King and wife,
Johnnie D. King

IDENTIF. REFERENCE

SEP 6 2 01 PM '78

FELIX Z. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-6 78	CONV	62,300.00		
SEP-6 78	S'TAX		B* 161.98	
SEP-6 78	PR'FEE		B* .50	
SEP-6 78	W'DEED		B* 4.00	* 166.48