This Instrument prepared by David Condra, Attorney, Nashville, Tennessee

2294

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WARRANTY DEED

BOOK 5527 PAGE 435

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,550.00.

Affiant

Subscribed and sworn to before me, this the 27 day of October, 1979.

Notary Public

My Commission Expires: 7-22-81

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mr. and Mrs. Robert H. King 100 Clydelan Court Nashville, Tennessee 37205	Same	117-1 24 07DA 02695

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Albert E. King, Jr., an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert H. King and wife, Grace M. 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: Land in Davidson County, Tennessee, being Lots Nos. 33 and 34 of Block "A" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County.

Said Lot No. 33 fronts 60 feet on the southerly side of Saratoga Drive and runs back 128.75 feet on the easterly line and 133.25 feet on the westerly line, to a dead line, measuring 60.18 feet thereon.

Said Lot No. 34 fronts 60 feet on the southerly side of Saratoga Drive and runs back 133.25 feet on the easterly line and 138.23 feet on the westerly line, to a dead line, measuring 60.18 feet thereon.

Being the same property conveyed to Clara Bouchard King by deed from S. H. Dillard and wife, Ila E. Dillard, of record in Book 1881, page 517, said Register's Office. The said Clara Bouchard King, having since died.

The said Clara Bouchard King, deceased, died testate in Davidson County, Tennessee, and devised the above property in equal shares, share and share alike, to her two sons, Robert H. King and Albert King, the said Albert King, being one and the same person as Albert E. King, Jr., the Last Will and Testament of Clara Bouchard King, deceased, being of record in Will Book

124, page 776, County Court Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 3621 Saratoga Drive, Nashville, Tennessee 37205.

To have and to hold Grantor's one half (1/2) undivided interest in 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 I do covenant with the said Grantees that I am lawfully seized and possessed of said one half (1/2) undivided interest in said land, have a good right to convey it and the same is unencumbered, except for the one half (1/2) interest of Robert H. King, and the 1979 taxes, which have been prorated and assumed by the Grantees; and I do further covenant and bind myself, myheirs 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.

Now, I, Robert H. King, being the present owner of the other one half (1/2) interest in the above described property, desire to create an estate by entireties with my wife, Grace M. King, in accord with TCA 64-109; do hereby convey to the said Robert H. King and wife, Grace M. King, their heirs and assigns, forever. It being my intention that my said wife and I will own said property in an estate by the entireties in fee simple.

WITNESS our hands this 5th day of November, 1979.

ALBERT E. KING, JR.

ROBERT H. KING

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, Albert E. King, Jr., a Notary Public in and for said County and State, the within named Albert E. King, 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 West Los Angeles, California, this 5th day of November, 1979.

Notary Public

OFFICIAL SEAL
KAMELLIA M EVANS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires MAY 31, 1980

My Commission expires:

BOOK 5527 PAGE 437

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, David O. Condra, a Notary Public in and for said County and State, the within named Robert H. King, 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 27th day of October, 1979.

David O. Condra
Notary Public

My Commission expires: 7-22-81

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IDENTIF. REFERENCE

Nov 9 9 22 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5527 PAGE 438

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27500.00- MO	
	VD		27500.00 MO	
			27500.00- CO	
			71.50 CO TX	
			.50 PRFEE	
			5.00 MORTG	
			CHECK	31.00-
4622A11/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 6 2 5 4 7

IDENTIF. REFERENCE T

Nov 9 9 22 AM '79

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 724538