#3052

FORM NO. WD-1

BOOK 6242 PAGE 882

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Brenda Mayo King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1984.

Notary Public

MY COMMISSION EXPIRES: 2/28/85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, 95 White Bridge Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis & Brenda King (NAME)	Murfreesboro Federal Savings & Loan Association (NAME)	116-8 6-186
186 Moultrie Park (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 188 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	FB# 7DA-7496

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, Jacques S. Kremer, et ux, Lucia R. Kremer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis Douglass King et ux, Brenda Mayo 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 a certain building site (Lot) identified as No. 186 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71 as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468, and Book 5238, page 93, Register's Office for said County.

Being the same property conveyed to Jacques S. Kremer, et ux, Lucia R. Kremer by deed from Robert D. Shwab and Judy A. Kyle (Shwab) of record in Book 6016, page 502, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Instruments of record in Book 4857, page 157, amended in Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, page 401 and Book 5514, page 138, made applicable to Phase 3 by instrument in Book 5087, page 220; and (3) All matters appearing on the Plan of record in Plat Book 5050, pages 67-71, said Register's Office.

10765

IDENTIF. REFERENCE

MAR 6 8 33 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

unimproved ( )
This is improved (X) property, known as 186 Moultrie Park, Nashville, Tennessee 37205
(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 hands this 27th day of February, 1984

Jacques S. Kremer
Jacques S. Kremer
By Lura Bainbridge under POA, RODC, Book 6220, page 778

Lucia R. Kremer
Lucia R. Kremer
By Lura Bainbridge under POA, RODC, Book 6220, page 778:
By Lura Bainbridge agent
Lura Bainbridge

STATE OF TENNESSEE
Davidson County

BOOK 6242 PAGE 883

Personally appeared before me, Joe Saperstein, a Notary Public in and for said County and State, the within named Jacques S. Kremer, et ux, Lucia R. Kremer by and through their attorney in fact, Lura Bainbridge.

the bargainor, 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 day of February 19 84

Commission expires 11-1-87

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

JACQUES S. KREMER and wife,

LUCIA R. KREMER

TO

LOUIS DOUGLASS KING and wife,

BRENDA MAYO KING

RETURN TO:
FIRST TITLE AND ESCROW COMPANY, INC.
FILE BOX 38

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 27th day of February, 1984, before me personally appeared Lura Bainbridge, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Jacques S. Kremer and wife, Lucia R. Kremer, and acknowledged that he executed the same as the free act and deed of the said Jacques S. Kremer and wife, Lucia R. Kremer.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 1984.

My Commission Expires: 11-1-87

Joe Saperstein
Notary Public

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6242 PAGE 884

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

224000.00- CAMT.
582.40 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 588.90-
7633A03/06/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 7 6 5.

IDENTIF. REFERENCE

MAR 6 8 34 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17701