PREPARED BY: Donald R. O'Guin, Esq.
1006 Forrest Ave.
Nashville, TN 37206

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
American Realty & Investment (NAME)	First Family Mortgage Corporation (NAME)	15DZ-55175
1006 Forrest Avenue (STREET ADDRESS OR ROUTE NUMBER)	2900 Ogden Avenue (STREET ADDRESS)	72-8
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Lisle, Illinois 60532 (CITY) (STATE) (ZIP)	170

BOOK 6409 PAGE 381

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a certain indebtness payable to First Family Mortgage Corporation; and secured by a deed of trust of record in Book 5325, page 83, Register's Office for said County; and a further indebtness payable to Metropolitan Federal Savings and Loan Association of Tennessee; and secured by a deed of trust of record in Book 6196, page 748, Register's Office for said County.

We, Larry G. King and wife Glenda King

have this day bargained and sold, and do hereby transfer and convey unto the said

American Realty & Investment Corporation

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

Being Lot No. 17 on the plan of Virginia Manor, of record in Plat Book 1835, page 22, Register's Office for said County, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to Larry G. King and wife, Glenda King, by deed from John Dematteo and wife, Betty Dematteo, of record in Book 5434, page 29, Register's Office for said County.

RUSH

IDENTIF. REFERENCE

Oct 31 2 25 PM '84

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

1-5 8 3 6 7.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,832.00

Subscribed and sworn to before me, this the 31st day of October 19 84

Affiant American Realty & Investment Corp.

My commission expires 4-26-86 (Affix Seal)

Notary Public C.N. Floyd

unimproved ( )
This is improved (X) property, known as 1900 Avalon Drive (House Number) (Street) Nashville, Tennessee P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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

Larry G. King and wife, Glenda King

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

to American Realty & Investment Corporation

Whenever 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 31st *day of* October *19* 84 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Larry G. King

Glenda King

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,*

Larry G. King and wife, Glenda 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 Nashville *Tennessee*
this 31st *day of* October, *19*84.

Notary Public

Commission expires 4-26-86

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

WARRANTY DEED

FROM
Larry G. King and wife,
Glenda King

TO
American Realty & Investment Corp.

1006 Forrest Avenue

Nashville, Tennessee 37206

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

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6409 PAGE 386

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44832.00- CAMT.	
			116.48 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.98-
0948A	10/23/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 3 6 7

IDENTIFICATION REFERENCE

OCT 23 2 25 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0079183