B 6 35

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Matthew A. King | Third National Mortgage Company | |
| (NAME) | (NAME) | |
| 232 Harding Place, Unit B | P. O. Box 2628 | MAP 130-1 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | Nashville, Tennessee 37219 | PARCEL 134 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

Cash in hand paid by Matthew A. King and wife, LlewAnn M. King and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

I, Lee R. Minton, *have this day bargained and sold, and do hereby transfer and convey unto the said* Matthew A. King, and wife, LlewAnn M. King, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

BOOK 6470 PAGE 338

Land in Davidson County, Tennessee, being the southeasterly portion of Lot No. 26 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, pages 94 and 95 and as delineated on the Plan of Bel-Re Villa, of record in Book 5800, page 171, all in said Register's Office, and described more particularly as follows:
BEGINNING at a point in the northeasterly margin of Harding Place at the common front corners of Lots 25 and 26 of the said Bransford Realty Company's Belle Meade Golf Links Subdivision: thence with said northeasterly margin, north 34 deg. 47' 30" west 30 feet to a point, being the northwesterly corner of the herein described tract; thence leaving the northeasterly margin of Harding Place, north 56 deg. 13' 28" east 118.97 feet to a point; thence north 54 deg. 03' 23" east 30.2 feet to a point; thence north 35 deg. 56' 37" west 2.0 feet to a point; thence north 54 deg. 03' 23" east 4.9 feet to a point; thence south 35 deg. 56' 37" east 2.0 feet to a point; thence north 54 deg 03' 23" east 57.94 feet to a point in the southwesterly line of Lot No. 58 on said Bransford Realty Company's Belle Meade Golf Links Subdivision; thence with said southwesterly line south 34 deg. 47' 30" east 31.69 feet to the common rear corners of said Lots 25 and 26; thence south 55 deg. 44' west 211.7 feet to the point of beginning.

TOGETHER with an access easement for ingress and egress to and from Harding Place across the westerly portion of said property.

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 91,500.00

Subscribed and sworn to before me, this the 7th day of January, 19 85

Affiant Matthew A. King

My commission expires 5-20-87 (Affix Seal)

Notary Public Judy A. Dobbs

This is improved ( X ) property, known as 232 Harding Place, Unit B, Nashville, Tennessee 37205
unimproved ( ) (House Number) (Street) 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.*

*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.*

*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* 7th *day of* January, *19* 85, *th corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lee R. Minton by Kenneth B. Sidwell - Attorney in fact

Lee R. Minton by Kenneth B. Sidwell
his Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 6470 PAGE 339

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

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

*Witness my hand and official seal at*..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

*Commission expires*.....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 9 8 11 AM '85
IDENTIF. REFERENCE
17546.9

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*.....

EXHIBIT A

BEING the same property conveyed to Lee R. Minton by deed from Lee R. Minton and Kenneth B. Sidwell of Record in Book 6098, page 259, Register Office for Davidson County, Tennessee. Said conveyance was executed on behalf of Lee R. Minton by Kenneth B. Sidwell as his Attorney in Fact pursuant to a recorded power of attorney of record in Book 5967, page 720, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 1985, before me, Judy A. Dobbs, a Notary Public in and for said County and State, personally appeared Kenneth B. Sidwell, to me known to be the person who executed the foregoing instrument in behalf of Lee R. Minton and acknowledged that he executed the same as the free act and deed of said Lee R. Minton.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 1985.

Judy A Dobbs
Notary Public

NOTARY PUBLIC STATE AT LARGE

Commission expires 5/20/87

**WARRANTY DEED**

FROM
Lee R. Minton

Matthew A. King Etux

D247502

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

3011

01/09 244.40- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6470 PAGE 340

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

91500.00- CAMT.
237.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 244.40-
201tA01/09/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I. 7. 5. 4. 6. 9

IDENTIF. T. REFERENCE

JAN 9 8 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99670