File Box 3 FORM No. WD-1

BOOK 6550 PAGE 307

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Herbert O. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF May, 19 85.

Notary Public

MY COMMISSION EXPIRES: 7-18-89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME | | ADDRESS | | | |
|---|---|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | | SEND TAX BILLS TO: | | | MAP-PARCEL NUMBERS |
| Herbert O. King | | Same | | | MAP 133-6 |
| (NAME) | | (NAME) | | | |
| 216 Wheeler Avenue | | | | | PARCEL 150 |
| (STREET ADDRESS OR ROUTE NUMBER) | | (STREET ADDRESS) | | | |
| Nashville, TN 37211 | | | | | 6DA-56630 |
| (CITY) | (STATE) (P.O. ZIP) | (CITY) | (STATE) | (ZIP) | |

FOR AND 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, James H. Brown, Sr., a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert O. King and wife, Mabel L. 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 a part of Lot 38 on the Plan of Hinchey Petway as of record in Minute Book I, page 442, Chancery Court at Nashville, Tennessee, described as follows:

BEGINNING at the center of Wheeler Avenue at the southeast corner of the property conveyed to J.C. Joslin and wife Odessa Joslin, by deed from John B. Mullins, Jr. and wife, of record in Book 2339, page 567, Register's Office for said County; thence north along Joslin's east line 319 feet to a point; in the south or rear line of Lot No. 7 on the Plan of Patterson Gardens, Sec. II, of record in Book 2330, page 42, said Register's Office; thence east along the line of Lots No. 7 and 9 of said Subdivision 73 feet to a point; thence south 319 feet to the center line of Wheeler Avenue; thence west with said Avenue; 73 feet to the point of beginning.

BEING the same property conveyed to James H. Brown, Sr. and wife Pearl W. Brown by deed from Edwin C. Tenpenny and wife Lois Tenpenny, of record in Book 4909, page 449, Register's Office for said County. The said Pearl W. Brown having since deceased.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 216 Wheeler Avenue, Nashville, TN 37211
(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 heir 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 covey 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 my hand this 1st day of May, 19 85

James H. Brown Sr. by
James H. Brown, Sr.
Frances Brown Bascom
Attg.-in-fact

BOOK 6550 PAGE 308

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Brown, Sr.

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 1st day of May, 19 85

Commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such ____ and ____ being authorized so to do, execute 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

J 0 2 3 6 8

IDENTIF. REFERENCE

MAY 7 8 25 AM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

James H. Brown, Sr.

TO

Herbert O. King
Mabel L. King

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of May, 1985, before me personally appeared Frances Brown Baucom to me known to be the person who executed the foregoing instrument on behalf of James H. Brown Sr., and who acknowledged that she executed the same as the free act and deed of the said James H. Brown Sr., by virtue of that Power of Attorney, duly executed by the said James H. Brown Sr. and appearing of record in Book 6550, Page 306, Register's Office Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1985.

My Commission Expires: 7-19-87

Notary Public

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

RECEIVED OF _____

FOR _____

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

63500.00- CAMT.
165.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.60-
5185A05/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 2 3 6 8

IDENTIF. REFERENCE

MAY 7 8 25 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131858