THIS INSTRUMENT PREPARED BY:
WILLIAM C. RIEDER
HAYNES, HULL, SMOOT & RIEDER, P.A.
214 N. ATLANTIC STREET
POST OFFICE BOX 878
TULLAHOMA, TENNESSEE 37388

Map 148
Par 131 Ja

W A R R A N T Y D E E D

BOOK 6552 PAGE 964

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, SALLIE F. K. SOMERMEYER, have bargained and sold, and by these presents do hereby transfer and convey unto JAMES M. KING, his heirs and assigns, a certain tract or parcel of land located and situated in the 5th Civil District of Davidson County, State of Tennessee, bounded and described as follows, to-wit:

> A Tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as Tract 5 on a Plan made by Geor. W. Watkins, Surveyor, November 7, 1950, showing division of a 24 acre tract known as the Payne Lands, and described according to a survey as follows:
>
> BEGINNING at an iron pin in the southerly margin of a 25 foot roadway at the common corner of Tracts 1, 2 and 5 on the west bank of a branch; thence with the line between Tracts 1 and 5 North 20 deg. East 365 feet to a 16 inch locust on the west bank of said branch; thence South 84 deg. East 186 feet to a 12 inch hackberry in the west line of the Hayes property; thence with Hayes' west line South 7 deg. West 146 feet to an iron pipe at the north corner of Tract 6; thence with the line between Tracts 5 and 6, South 38 deg. 30 min. West 337 feet to an iron pin in the north line of the Smith property, in the south line of said 25 foot roadway; thence with the south line of said roadway, along Smith's north line, North 44 deg. West 118 feet to the beginning.
>
> Being the same property heretofore conveyed to the Grantor herein by Warranty Deed of record in Deed Book 5780, page 887, Register's Office of Davidson County, Tennessee.
>
> This conveyance subject to Restrictive Covenants, and such easements and setback lines of record in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JAMES M. KING, his heirs and assigns, forever.

3176

AND I DO COVENANT with the said JAMES M. KING, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JAMES M. KING, his heirs and assigns, against the lawful claims of all persons whomsoever.

This Warranty Deed prepared without the benefit of a title search.

WITNESS MY HAND this 27 day of April, 1985.

Sallie F. K. Somermeyer
SALLIE F. K. SOMERMEYER

STATE OF TENNESSEE

COUNTY OF COFFEE

PERSONALLY appeared before me the undersigned Notary Public in and for said County and State, SALLIE F. K. SOMERMEYER, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 27 day of April, 1985.

Peeta Rogers
NOTARY PUBLIC

My Commission expires:
June 7, 1985

OFFICIAL RECEIPT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James M King
Affiant

SWORN TO AND SUBSCRIBED TO before me, a Notary Public, this 22 day of April, 1985.

Vesta Rogers
NOTARY PUBLIC

My Commission expires:
June 7, 1985

owner & mail

REAL PROPERTY TAX RESPONSIBILITY:

DR. JAMES M. KING
1107 COUNTRY CLUB DR.
TULLAHOMA TN 37388

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J.O. 3.2 1.

IDENTIF. REFERENCE

MAY 9 | 54 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

30000.CO- CAMT.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 87.50-
6176A05/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
MAY 9 | 34 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 132900