Mail

THIS INSTRUMENT PREPARED BY:
N. THOMAS SCHMITZ
ATTORNEY AT LAW
SUITE 101 KINGSPORT BUILDING
215 CENTERVIEW DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 377-1133

WARRANTY DEED

(ADDRESS OF NEW OWNER(S) AS FOLLOWS:	(SEND TAX BILLS TO:)	MAP & PARCEL NO.)
(Thomas Christian and wife,	(Same	) Map 81-10)
(Melissa Mae Christian	(	) Parcel 213)
(1803 8th Avenue North	(	) Field Bk/Pg)
(Nashville, Tennessee 37208	(	) 8DA-12330)

FOR AND IN CONSIDERATION OF the sum of NINE THOUSAND AND NO/100 ($9,000.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, we HENRY P. KING AND WIFE, MAGNOLIA M. KING, (hereinafter called the "Grantor(s)"), have bargained and sold, and by these presents do transfer and convey unto THOMAS CHRISTIAN AND WIFE, MELISSA MAE CHRISTIAN (hereinafter called the "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT;

BEING the north 20 feet of Lot No. 160 and the south 20 feet of Lot No. 161 on the Map of Cobb's Subdivision, of Lot No. 6 of the Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

SAID part of said Lots adjoin and front together 40 feet on the east side of 24th Avenue North, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Henry P. King and wife, Magnolia M. King, by warranty deed from Artha Mary Landrum, of record in Book 4918, Page 615, said Register's Office.

SAID property is conveyed subject to Grantor's furnishing within 10 days from date of deed a policy of title insurance acceptable to Grantee's.

This is improved property known as 1746 24th Avenue North, Nashville, Tennessee.

To have and hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

And the Grantors covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1985 taxes,
all of which have been prorated at closing and the Grantees assume and agree to pay.

The Grantors further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to the said land to the Grantees, their 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this, the 1st day of October, 1985.

Henry P. King

Magnolia M. King

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Thomas Schmitz, a Notary Public in and for said County and State, the witnin named HENRY P. KING AND WIFE, MAGNOLIA M. KING, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein mentioned.

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

Notary Public

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 27, 1986

3712 13/1 29.00- 4380 2

IDENTIFICATION REFERENCE

Oct 11 8 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6680 PAGE 127

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

9000.00- CAPT.
23.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 29.90-
5712A10/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43802

IDENTIFICATION REFERENCE

OCT 11 8 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181217