Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
George Kevin King 127 Taggart Avenue Nashville, TN 37205	Same	Map 130-5 parcel 96

This instrument prepared by: Boult, Cummings, Conners & Berry (BAS)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, James E. Anderson, III, an unmarried man ("Grantor") has bargained and sold, and hereby transfers and conveys to George Kevin King ("Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances listed and described in Exhibit A.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons.

Executed this 24th day of December, 1985.

James E. Anderson, III

65412

IDENTIFI REFERENCE

Dec 31 4 44 PM '85

FELIX [illegible] REGISTER

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for]
[this transfer is $ 45,000.00 .]
[ ]
[George Kevin Berg]
[Affiant]
[ ]
[Subscribed and sworn to before me this 24th day of]
[December, 1985.]
[ ]
[Tammy H. Grove]
[Notary Public]
[My commission Expires: 1-25-86]

This is improved property, known as 127 Taggart Avenue, Nashville, Tennessee 37205.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammy H. Grove, a Notary Public in and for said County and State, the within named James E. Anderson, III, the bargainor__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of December, 1985.

Tammy H. Grove
Notary Public

My Commission Expires: 1-25-86

EXHIBIT A

Land in Davidson County, being Lot No. 11, Block "F" on the Map of the Second Revised Plan, Highlands of Belle Meade No. 2, of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Said Lot No. 11, of Block "F" is described as follows: Beginning at a point in the southerly margin of Taggart Avenue at the common corner of Lots Nos. 10 and 11; thence southerly, with the line between said lots 200 feet to the common corner of Lots 1, 2, 10 and 11; thence westerly, with the line between Lots 1 and 11, 105 feet to the easterly margin of Cross Hill Road; thence northerly along easterly margin of said road, 180 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 31.42 feet to a concrete monument in the southerly margin of Taggart Avenue; thence easterly, along said avenue, 85 feet to the beginning.

Being the same property conveyed to James Hurst Kiser and wife, Deborah McVey Kiser by deed from Walter Paul Gibson and wife, Edith Franklin Gibson of record in Book 4900, Page 619, Register's Office for said County.

ENCUMBRANCES

1. Survey and Plat sets out a 10-foot Public Utility Easement along southerly lot line.

2. Survey and Plat sets out a 50-foot Minimum Building Setback Line from Taggart Avenue which is encroached by porch and portion of house.

3. Survey and Plat sets out a 30-foot Minimum Building Setback Line from Cross Hill Road which is encroached by Garage.

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

RECEIVED OF _____

FOR _____ BOOK 6752 PAGE 519

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
			950[illegible].00- CAPITAL	
			247.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK 256.50-	
			1797A12/31/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6541 2

IDENTIFT REFERENCE

Dec 31 4 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 206656