Owner Forrest H. King Jr. & wife Emily B. King

SEND TAX NOTICE TO:
c/o King Pipeline & Utility
1592 8th Ave. South
Nashville TN. 37203

Map Parcel 105-08-265

Mail

This Instrument Prepared By:
REED, ROGERS AND TRAIL
J. Lynn Watson
P. O. Box 5055
117 East Main Street
Murfreesboro, TN 37133-5055

BOOK 5807 PAGE 917

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY-FOUR THOUSAND DOLLARS ($34,000.00), cash in hand paid, and the execution of a Promissory Note secured by a Deed of Trust of even date in the principal amount of ONE HUNDRED FIFTY-TWO THOUSAND TWO HUNDRED DOLLARS ($152,200.00), receipt of which is hereby acknowledged, we, the undersigned, JIMMY E. ALLEN and wife, DONNA M. ALLEN, and ERNEST B. FERRELL and wife, MARY FERRELL, have bargained and sold and do hereby transfer and convey unto FORREST H. KING, JR. and wife, EMILY B. KING, their heirs and assigns, forever, that certain tract of land located in the 6th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

Offices, 20 Door Dock, 2 Bay Garage, Fuel Pump on Tank, etc., situated on land in the 6th Civil District of Davidson County, Tennessee, being all of Lot 2 of Jimmy E. Allen property according to a plat made by Bruce Rainey and Associates, Land Surveyor, dated December 19, 1984, of record at Book 6200, Page 172, Register's Office of Davidson County, Tennessee, to which plat and survey reference is hereby made for more complete details as to location and description of said Lot. Said Lot 2 is more particularly described as follows, to-wit:

Beginning at an iron pin in the easterly margin of Lester Avenue and Kilvington Boulevard (formerly Woodycrest Avenue) at the beginning of the curve of said intersection, said curve having a radius of 25.0 feet, northeasterly 39.91 feet to an iron pin at the southerly margin of Kilvington Boulevard; thence with the southerly margin of Kilvington Boulevard North 89° 45' 00" East 222.52 feet to an iron pin; thence South 00° 41' 50" West 244.44 feet to an iron pin; thence South 73° 35' 14" West 42.63 feet to an iron pin; thence North 86° 7' 34" West 198.20 feet to a point in the easterly margin of Lester Avenue; thence North 1° 43' 38" West 218.91 feet along the easterly margin of Lester Avenue to the point of beginning, containing 1.4 acres, more or less.

Being a portion of the same property conveyed to Jimmy E. Allen by Warranty Deed from Mississippi Warehouse Corporation dated June 15, 1981, of record at Book 5759, Page 566, Register's Office of Davidson County, Tennessee.

This is improved property located at 520 Lester Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same and that it is unencumbered except for the lien of the 1986 Davidson County real property taxes which will be prorated between the parties with the grantors paying their proportionate share to the grantees who agree to pay said taxes when due; and public utility easement to William H. Emery and wife, Maxine Emery of record at Book 6460, Page 771, Register's Office of Davidson County, Tennessee.

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We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto said grantee, theirs heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of March, 1986.

Ernest B. Ferrell
ERNEST B. FERRELL

Jimmy E. Allen
JIMMY E. ALLEN

Mary Ferrell
MARY FERRELL

Donna M. Allen
DONNA M. ALLEN

STATE OF TENNESSEE)
: SS
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JIMMY E. ALLEN, and wife, DONNA M. ALLEN, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they signed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal at Murfreesboro, Tennessee, this the 17th day of March, 1986.

John A. Watson
NOTARY PUBLIC

My Commission Expires: 11/23/87

STATE OF TENNESSEE)
: SS
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ERNEST B. FERRELL and wife, MARY FERRELL, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that signed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal at Murfreesboro, Tennessee, this the 17th day of March, 1986.

John L Watson
NOTARY PUBLIC

My Commission Expires: 11/23/87

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STATE OF TENNESSEE)
: SS:
RUTHERFORD COUNTY)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $184,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ernest B. Ferrell
AFFIANT

Sworn to and subscribed before me, this the 17th day of March, 1986.

John L. Watson
NOTARY PUBLIC

My Commission Expires: 11/23/87

84398

IDENTIFICATION REFERENCE

FILED FOR REGISTER
MAR 19 1 54 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6807 PAGE 920

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

166200.CO- CAMT.
484.12 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 493.62-
4640A03/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 3 9 8

IDENTIFICATION REFERENCE

MAR 19 | 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228918