Address New Owner:	Send Tax Bills To:	Map/Parcel
Charles P. King, etal	Same	Map 82-16
1613 Lora Ave.		Par 407
Nashville, TN 37206		

Lot 23

181-07290

WARRANTY DEED

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FOR AND IN CONSIDERATION 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, Fred L. Ford and wife, Imogene G. Ford and Jake B. Ford, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Charles P. King and Norma J. Walls, tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 in Harrison and Carver's Resubdivision of Lots 16, 17 and 18 of Hobson's Addition to Edgefield, as of record in Book 57, Page 127, Register's Office for said County.
Said Lot No. 2 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 140 feet to an alley.
TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Harrison and Carver's Resubdivision of Lots Nos. 16, 17 and 18 of Hobson's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 127, Register's Office for said County.
Said Lot 3 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 140 feet to an alley.
Said Lot 4 is described as follows: Beginning at the southeast corner of Shelby Avenue and Tenth Street, running thence easterly with the south margin of Shelby Avenue 60 feet; thence southerly parallel with Tenth Street 140 feet, more or less, to the north margin of an alley; thence westerly with the north margin of said alley 60 feet to the easterly margin of Tenth Street; thence northerly with the easterly margin of Tenth Street 140 feet, more or less, to the beginning.
INCLUDED IN THE ABOVE DESCRIPTION OF SAID LOT NO. 4, BUT EXPRESSLY EXCLUDED THEREFROM is the following described property: Beginning at the present intersection of the southerly margin of Shelby Avenue and the easterly margin of So. 10th St.; thence in an easterly direction with the southerly margin of Shelby Ave. for a distance of 60 feet, more or less, to the east boundary of the lot or tract of land owned by J. H. Filson and wife, Christine Filson; thence in a southerly direction with said easterly boundary for a distance of 3.11 feet, more or less, to the proposed southerly margin of Shelby Ave.; thence with the proposed southerly margin of Shelby Ave., the same being a curve to the left of 488 foot radius, in a westwardly and southerly direction for a distance of 60.93 feet, more or less, to intersection with the easterly margin of So. 10th Street; thence in a northerly direction with said easterly margin of So. 10th Street for a distance of 13.75 feet, more or less, to the point of beginning, and containing in area approximately 463.5 square feet; being the same property conveyed to City of Nashville by deed from J. H. Filson and wife, Christine Filson, of record in Book 2598, Page 563, said Register's Office.
Being the same property conveyed to Fred L. Ford and wife, Imogene G. Ford and Jake B. Ford by deed from Daniel R. Loftus, Trustee of record in Book 5274, Page 99, Register's Office for Davidson County, Tennessee, an by deed from Evelyn Hudson Winders and husband, Gilbert L. Winders, Jr. of record in Book 3987, Page 829, and re-recorded in Book 3990, Page 559, said Register's Office, and by deed from J. H. Filson and wife, Christine White Filson of record in Book 3932, Page 978, said Register's Office.
This property is conveyed subject to the Plan of record in Book 57, Page 127, said Register's Office.
This is improved property known as 1000-1004 Shelby Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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.

WITNESS our hands on this 4th day of November, 1986.

Fred L. Ford
FRED L. FORD

Jake B. Ford
JAKE B. FORD

Imogene G. Ford
IMOGENE G. FORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Sworn to and subscribed before me this 4th day of Nov., 1986.

L. Lewis Graham
NOTARY PUBLIC

My commission expires: 11-1-87.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred L. Ford and wife, Imogene G. Ford, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of November, 1986.

Linda C. Wooden
NOTARY PUBLIC

My commission expires: 4/17/88.

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 Jake B. Ford, 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 Nash, Tennessee, this 4th day of Nov., 1986.

L. Leslie Graham
NOTARY PUBLIC

LESLIE GRAHAM, JR. NOTARY PUBLIC DAVIDSON CO.

My commission expires: 11-1-87.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Carolyn Sizemore
Affiant

Sworn to and subscribed before me this 7th day of November, 1986.

Linda Wooden
Notary Public

LINDA WOODEN NOTARY PUBLIC AT LARGE

My commission expires: 4/17/88.

61847

IDENTIFICATION REFERENCE

Nov 10 1 34 PM '86

PEGGY Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 152

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

105000.00- CAMT
294.00 CSTAX
.50 PRFE
9.00 WDE
CHECK 303.50-
4409A1 11/10/86 BAL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6184 7.

IDENTIFICATION REFERENCE

Nov 10 1 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.10430