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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES 2-15-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP PARCEL NUMBERS
James W. King et ux (NAME)	Meritor Mortgage Corporation - East (NAME)	14W 10905
94 Fain Street (STREET ADDRESS OR ROUTE NUMBER)	Avenue of the Arts Building Broad and Chestnut (STREET ADDRESS)	093-16-0
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Philadelphia, PA 19107 (CITY) (STATE) (ZIP)	181.00

FOR AND IN CONSIDERATION OF THE SUM 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, WE, Camilla Jordan, Martha Eddings and Adelaide Crawford, heirs of Paul Eddings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. King and wife, Loretta Marie King

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being a part of what is known as the Kocsis property of South Nashville, described as follows:

Beginning at a point on the northerly margin of Fain, formerly Spring Street, 66 feet westerly from the westerly margin of Fairfield Avenue; thence westerly, with the northerly margin of Fain Street 25 feet; thence northerly 165 feet to the southerly margin of an alley; thence easterly with said alley 25 feet; thence southerly 165 feet to the beginning.

Being the same property conveyed to Walter Eddings and wife, Alice Eddings, by deed from Aubrey Thomas Huddleston and wife, of record in Book 1636, page 195, Register's Office for said County. The said Walter Eddings and Alice Eddings having since died, the said Walter Eddings predeceasing the said Alice Eddings. Being the same property devised to Paul Eddings under the will of Alice Eddings, Probate File No. 43778 in the Probate Court for Davidson County, Tennessee. Paul Eddings having since conveyed to Rolande R. Quintin, Trustee for the purpose of re-conveying and creating a life estate in Paul Eddings and fee simple estate in Maybelle Bass McGregor as remainderman, by instrument of record in Book 4726, page 707, said Register's Office. This having been made Null, Void, and Invalid by order #85-1615-I in the Chancery Court of Davidson County, Tennessee, as certified copy of record in Book _____, page _____, said Register's Office. Paul Eddings having since died leaving Camilla Jordan, Martha Eddings and Adelaide Crawford, as his heirs at law.

This is unimproved ( ) improved (XX) property, known as 94 Fain Street (House Number) (Street) Nashville, TN 37210 (P. O. Address) (City or Town) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 5th day of December, 19 86

Camilla Jordan — Martha Eddings — Adelaide Crawford

Camilla Jordan Martha Eddings by Adelaide Crawford

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Camilla Jordan, Martha Eddings and Adelaide Crawford, heirs at law of Paul Eddings

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 5th day of December, 1986.

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Camilla Jordan, Martha Eddings and Adelaide Crawford, heirs at law of Paul Eddings

TO

James W. King and wife,

Loretta Marie King

IDENTIFICATION REFERENCE

7 | 1 | 5 |

DEC 9 10 35 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

20[illegible] 0- CA.IT.
56.00 COTAX
.50 PRFE
6.00 WDE
CHK 62.50-
4989A12/09/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71151

IDENTIFICATION REFERENCE

Dec 9 10 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20767