THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

TAX BILLS &

ADDRESS NEW OWNERS	MORTGAGEE	MAP/PARCEL NO.
Annie Mary King and husband, Wallace King 922 Halcyon Avenue Nashville, TN 37204		118-1-335

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MAURICE KARR, TRUSTEE, with full power to sell, transfer, assign, mortgage or convey without the joinder of any beneficiary, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto ANNIE MARY KING and husband, WALLACE KING, ("Grantees") their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Annie Mary King
Affiant

SUBSCRIBED AND SWORN to before me, this 27 day of April, 1987.

Notary Public

1-10-89
My Commission Expires

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

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Joy R. Karr, the wife of Maurice Karr, joins in this conveyance solely for the purpose of conveying any rights she may have in the property by virtue of her marriage to Maurice Karr.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 26th day of March, 1987.

GRANTOR

Maurice Karr, Trustee

MAURICE KARR, TRUSTEE

Joy R. Karr

JOY R. KARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public of the State and County aforesaid, MAURICE KARR, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 1987.

Jan Minshall

Notary Public

My commission expires: 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public of the State and County aforesaid, JOY R. KARR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March 1987.

Jan Minshall
Notary Public

My commission expires: 5-13-90

EXHIBIT A

Property Description

BEING Lot No. 22 on the Map of L.G. Noel's Plan of Idlewild, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the northerly side of Halcyon Avenue and runs backbetween parallel ines 150 feet, more or less, to an alley.

BEING the same property conveyed to Maurice Karr, Trustee, with full power to sell, transfer, assign, mortgage or convey without the joinder of any beneficiary, by Trustee's Deed from J.M. Grissim, Substitute Trustee, of record in Book 5919, page 864, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. 1987 Metropolitan Government of Nashville and Davidson County real property taxes, which have been prorated and assumed by the Grantee.

2. All other restrictions, easements and prior encumbrances which are of record.

087911
IDENTIFICATION REFERENCE
MAR 27 1 11 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7183 PAGE 431

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

[illegible]0- CAMT.
224.00 CSTAX
.50 [illegible]
12.00 MOR TD
CHECK 236.50-
7479 03/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0879 I.

IDENTIFI REFERENCE

MAR 27 1 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62479