WARRANTY DEED BOOK 7298 PAGE 450

This instrument prepared by:
I. C. Waddey, Jr., Esq.
Second Floor
500 Church Street
Nashville, TN 37219

FROM: Gary D. Sasser
P. O. Box 3166
Cookeville, TN 38502

TO: George Kevin King
Emily B. King
1512 8th Ave., So.
Nashville, TN 37203

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
George Kevin King Emily B. King 1512 8th Ave., So. Nashville, TN 37205	Same	105-8/197-199 105-8/261-263

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $129,448.00.

J. C. Waddey, Jr.
Affiant

Subscribed and sworn to before me, this the 13th day of July, 1987.

Barbara Johnson
Notary Public

My Commission expires: 7-17-88.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Gary D. Sasser, an unmarried person, hereinafter called the GRANTOR, has this day bargained and sold, and by these presents does hereby transfer and convey unto George Kevin King and Emily B. King, hereinafter called the GRANTEE, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property Description:

TRACT I:

Land in Davidson County, Tennessee, being Lots 10-14 both inclusive on the Map of Charles W. Davis Resubdivision of Lots 161-203 inclusive of George I. Waddey's Subdivision of Provine Place a part of St. Mary's Orphan Asylum Lots & a resubdivision of John Woodard Place, not of record, & more particularly described as:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 198, 199, 261, 262 and 263 on Davidson County Property Map 105-8 and being more fully described according to survey by Ragan, Smith, Murphy & Associates, Inc. dated 11-11-86, Job No. 86-106 as follows:

Beginning at a point at the intersection of the north margin of Culvert Street and the west margin of Lester Avenue, thence N 80 deg. 03' 15" W a distance of 166.00 feet with the north margin of Culvert Street to a point, thence N 4 deg. 03' 46" E a distance of 256.00 feet with an old tree row to a point, thence S 85 deg. 30' 00" E a distance of 124.18 feet to a point on the south margin of relocated Factory Street, thence easterly with a curve to the left having a radius of 597.96 feet and a central angle of 1 deg. 40' 06" (chord bearing and distance of S 65 deg. 14' 07" E 17.41 feet) a distance of 17.41 feet with the south margin of relocated Factory Street to a point, thence with a curve to the right having a radius of 40.00 feet and a central angle of 70 deg. 34' 11" (Chord bearing and distance of S 30 deg. 47' 05" E 46.21 feet), a distance of 49.27 feet to a point on the west margin of Lester Avenue, thence S 4 deg. 30' W a distance of 227.99 feet with the west margin of Lester Avneue to the point of beginning and containing 43,371 square feet, more or less.

TRACT II:

Being generally located south of relocated Factory Street and west of Lester Avenue and being all of Parcel 197 on Davidson County property map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of relocated Factory Street 17.41 feet northwest of the northerly return at the southwest corner of the intersection of relocated Factory Street and Lester Avenue; thence, North 85 deg. 30' 00" West a distance of 124.18 feet to a point; thence, North 4 deg. 03' 46" East a distance of 65.94 feet to a point on the southerly margin of relocated Factory Street; thence, Southeasterly with a curve to the left having a radius of 597.96 feet and a central angle of 13 deg. 32' 56" (chord bearing and distance of South 57 deg. 37' 41" East 141.05 feet) a distance of 141.40 feet with the southerly margin of relocated Factory Street to the point of beginning and containing 3701 square feet.

The two tracts conveyed herein are part of the property conveyed to Gary D. Sasser by deed from I. C. Waddey, Jr., unmarried, of record in Book 7114, page 685, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, title, and interest thereto belonging, including any right, title, and interest of GRANTOR in and to adjacent streets, alleys, or rights-of-way, and all oil, gas, and other mineral rights in, on, or under, and that may be produced from, said tract or parcel of land, and all engineering, and/or architectural contract documents, to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said tract or parcel of land in fee simple, has a good right to convey it, and the same is unencumbered, and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and defend the title to the said tract or parcel of land to GRANTEE, his successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this instrument effective as of the 13th day of July, 1987.

Gary D. Sasser

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Barbara Johnson, a Notary Public in and for said County and State, the within named Gary D. Sasser, 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 13th day of July, 1987.

Barbara Johnson
Notary Public

My Commission expires: 7-17-88.

46285

IDENTIFICATION REFERENCE

JUL 16 1987

RUSS

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

0460A07/16/87 BAL .11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46285.

IDENTIFICATION REFERENCE

JUL 16 10 51 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104624