file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Deborah H. King
1227 5th Avenue, North
Nashville, TN 37207

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
MAP 82-9
PARCEL 290
1W-16070

WARRANTY DEED BOOK 7394 PAGE 566

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John K. Folger, Sr. and wife, Mary H. Folger hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Deborah H. King hereinafter called the Grantee, Grantee's 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 Lot No. 1-A on the plan of Zone Lot Division of Lot No. 2 and part of Lot No. 1, Ratterman's Subdivision of Lots Nos. 87, 88, 89, and 90, of record in Book 5800, page 342, Register's Office for said County.

SAID Lot No. 1-A fronts 26.62 feet on the westerly margin of 5th Avenue, North, and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley in the rear, measuring 25.67 feet thereon.

BEING the same property conveyed to John K. Folger, Sr., and wife, Mary K. Folger by deed from Joseph L. Herndon and wife, Dee Ann Walker of record in Book 6257, page 687, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6202, page 607, Book 6237, page 93, and Book 6202, page 412, said Register's Office, and to the matters set forth in the above referenced plat of record.

7.9458. IDENTIFICATION REFERENCE Nov 3 11 52 AM '87 FELIX Z. WILKINS II REGISTER DAVIDSON COUNTY, TN

This is (an) unimproved property, known as 1227 5th Avenue, North, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of November, 19 87.

Mary H. Folger

John K. Folger, Sr.

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of November, 19 87, before me personally appeared John K. Folger, Sr. and wife, Mary H. Folger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

1/03 230.50-

9045

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7394 PAGE 567

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Deborah D. King
Affiant

Subscribed and sworn to before me, this the 2nd day of November, 1987.

My Commission Expires: 11-24-88

_____
Notary Public

WILKINS JR. PERCY NOTARY PUBLIC AT LAW STATE

WARRANTY DEED

from:
John K. Folger, Sr. and wife, Mary H. Folger

to:
Deborah H. King

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27124

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7394 PAGE 568

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

80000.00- CAMT.
234.00 CSTAX
.50 PRFEE
.00 .DEED
CHECK 260.50-
9045A11/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.4.5.8.

IDENTIFICATION REFERENCE

Nov 3 11 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32339