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

ADDRESS NEW OWNER:
James C. King, Jr.
5401 Simpkins Road
Whites Creek, TN 37189

MORTGAGEE:
Mortgage Specialists, Inc.

P.O. Box 956
Menomonee Falls, WI 53051-0956

MAP-PARCEL NUMBERS:
MAP 30
PARCELS 140 & 116
14D-09717

BOOK 7601 PAGE 526

7898 07/18 0101 03CHECK 181.40

WARRANTY DEED

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, B. M. Burnham, Jr. and wife, Mary Lee Burnham hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James C. King, Jr. and Sheila M. Spain, both unmarried, as joint tenants with rights of survivorship, 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 part of the property described in Book 4579, pages 381 and 383, Register's Office for Davidson County, Tennessee, and further described according to a survey by Frank V. Neely, Tennessee No. 1493, as follows:

BEGINNING at a point in the southerly margin of Simpkins Road, said point being a common corner of the within described tract and the Dickerson property described in Book 649, page 341, said Register's Office, thence in a southeasterly direction along the southerly margin of Simpkins Road and around a curve a distance 230.84 feet to a point; said point being the beginning of another curve; thence continuing in a southeasterly direction along the southerly margin of Simpkins Road 24.57 feet to a point; thence leaving Simpkins Road, South 51 degrees 10 minutes 15 seconds East 151.62 feet to a point; thence South 63 degrees 05 minutes 27 seconds West 139.27 feet to a point, said point being the southeasterly corner of the within described tract; thence North 70 degrees 39 minutes 42 seconds West 250.11 feet to a point; said point being the southwesterly corner of the within described tract; thence in a northerly direction along the easterly boundary of the Dickerson property 136.04 feet to the point of beginning.

Being part of the same property conveyed to B. M. Burnham, Jr. and wife, Mary Lee Burnham by deed from Maurice R. Bachlotte and wife, Gladys F. Bachlotte of record in Book 4579, page 383 and Book 4579, page 381, both in Register's Office for Davidson County, Tennessee.

This is (~~an~~) improved property, known as 5401 Simpkins Road, Whites Creek, TN 37189.

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 14th day of July, 1988.

Mary Lee Burnham
Mary Lee Burnham

B. M. Burnham, Jr.
B. M. Burnham, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of July, 1988, before me personally appeared B. M. Burnham, Jr. and wife, Mary Lee Burnham, 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.

WILKINS NOTARY PUBLIC AT LARGE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7601 PAGE 527

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 $ 53,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of July, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS, JR. NOTARY PUBLIC

WARRANTY DEED

from:

B. M. Burnham, Jr. and wife, Mary Lee Burnham

to:

James C. King, Jr. and Sheila M. Spain, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

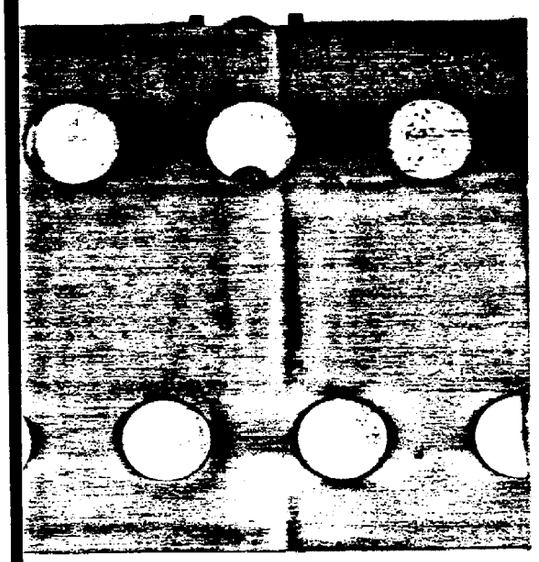
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

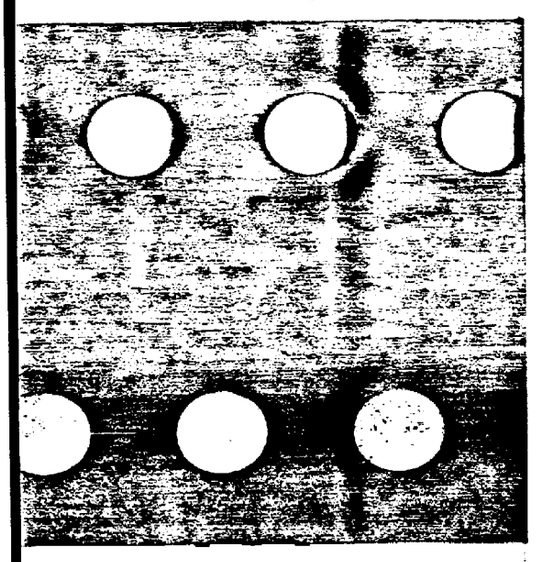
TN-27686

FILED & RECORDED
DAVIDSON COUNTY, TN
88 JUL 18 AM 11 33

4997 4

INDENTIFI REFERENCE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7601 PAGE 528

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
				CAMT 53000.00
				CON TX 174.90
				PRFEE 0.50
				WDEED 6.00
				TOTAL 181.40
				CHECK 181.40
07/18/88	01			11:35 0001 7898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49974

IDENTIFICATION REFERENCE

JUL 18 11 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113715