37032

THIS INSTRUMENT PREPARED BY:
Mail: STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RICK A. KING
337 CHERRY STREET
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 43-13
PARCEL 284

JUN 29 10 43 AM '90

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
1900 CRESTWOOD BLVD.
BIRMINGHAM, AL 35210

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 39,000.00, THIS THE 22nd DAY OF JUNE, 1990.

AFFIANT

Subscribed and sworn to me, this the 22nd day of JUNE, 1990.

Notary Public
My commission expires: 5/7/93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, PETER A. WIENS ET UX, MELINDA WIENS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RICK A. KING, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

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

This is improved property known as 337 CHERRY STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 22nd day of JUNE, 1990.

Peter A. Wiens, by his attorney-in-fact, Melinda Wiens

Melinda Wiens

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA WIENS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that (he/she/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22nd day of JUNE, 1990.

notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Wiens, to me known to be the person who executed the foregoing instrument in behalf of Peter A. Wiens and acknowledged that SHE executed the same as the free act and deed of the said Peter A. Wiens, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 22nd day of June, 1990.

Notary Public

My Commission Expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Crittenden Estates, Block D, of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the northerly margin of Cherry Street and extends back 140 feet on the easterly and westerly lines of a line in the rear measuring 50 feet thereon.

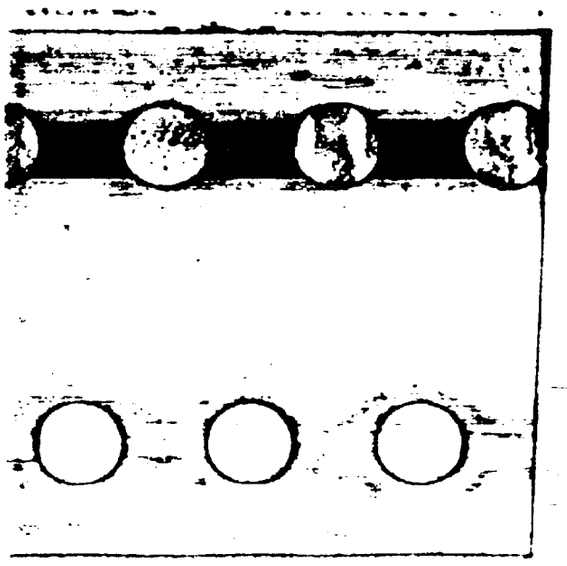
Being the same property conveyed to Peter A. Wiens et ux, Melinda Wiens, by Warranty Deed from Matt Lee Davenport et ux, Deborah Jones Davenport, of record in Book 5739, page 315, Register's Office for Davidson County, Tennessee.

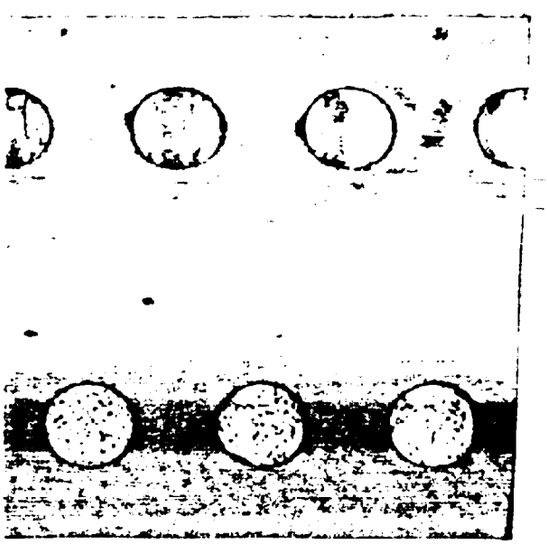
EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Subject to the Plan of record in Book 974, page 69, said Register's Office, which shows a 30-foot minimum building setback line from Cherry Street and a 10-foot easement along the rear line.

5156 06/29 0101 03CHECK 138.70





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

RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 657

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 39000.00
				CON TX 128.70
				PRFEE 1.00
				MTEED 9.00
				TOTAL 138.70
				CHECK 138.70
06/29/90	01			10:44 0001 5156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37832

RECEIVED FOR RECORD
JUN 29 10 43 AM '90

No. 332751