BOOK 8178 PAGE 309 File Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Richard E. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/98

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Richard E. & Carole B. King (NAME)	Same (NAME)	Map 38
406 School Pass (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 84
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. Floyd A. Detchon and wife, Ruth C. Detchon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. King and wife, Carole B. King

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Tract 2 and Tract 5 on the Plan of Grady Lane Subdivision, not of record, described according to a survey by M&K, Inc., Frank V. Neeley, Surveyor, No. 1493, dated February 1989, described as follows:

TRACT 2 - BEGINNING at an iron pin in the westerly margin of Grady Lane, a private road, said pin being the northeast corner of Lot No. 1 of the plat of Grady Lane Subdivision, not of record; thence S49°52'32"W, 293.32 feet to an iron pin; thence N19°17'28"W, 82,78 feet to an iron pin; thence N46°03'08"W, 135.26 feet to an iron pin; thence N49°56'22"W, 339.57 feet to an iron pin; thence N31°21'48"W, 305.19 feet to an iron pin; thence N83°28'55"E, 359.78 feet to an iron pin in the westerly margin of Grady Lane; thence with the westerly margin of Grady Lane, along a curve to the left (I=64°35'56"; R-50.0 feet) a distance of 56.37 feet to an iron pin; thence along a curve to the right (I=44°34'20"; R-25.0 feet) a distance of 19.45 feet to an iron pin; thence along a curve to the left (I-13°34'46"; R=430.85 feet) a distance of 102.12 feet to an iron pin; thence S40°07'28"E, 475.68 feet to the point of beginning, containing 5.23 acres, more or less.

TRACT 5 - BEGINNING at an iron pin in the westerly margin of Grady Lane, a private road, said pin being the northeast corner of Lot No. 2 on the Plan of Grady Lane Subdivision, not of record; thence S83°28'55"W, 359.78 feet to an iron pin; thence N30°39'30"W, 384.74 feet to an iron pin; thence N02°37'45"W, 112.78 feet to an iron pin; thence S88°37'43"E, 547.97 feet to an iron pin; thence S84°52'05"E, 100.0 feet to an iron pin; thence S05°55'28"W. 327.07 feet to an iron pin in the northerly margin of the cul-de-sac at the terminus of Grady Lane; thence with the margin of Grady Lane along a curve to the left (I=102°26'33": R=50.0 feet) a distance of 89.40 feet to the point of beginning, containing 5.20 acres, more or less.

BOTH tracts being part of the same property conveyed to Floyd A. Detchon and wife, Ruth C. Detchon by deed from J. L. Perry and wife, Helen Hazel Perry of record in Book 2541, page 239, Register's Office for Davidson County, Tennessee. The said tracts were separated into separate tracts by Quitclaim Deed to Floyd A. Detchon and wife, Ruth C. Detchon of record in Book 8036, page 99, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants of record in Book 8175 page 307 Agreement to maintain roadway of record in Book 7774, page 306, Register's Office for Davidson County, Tennessee. A 10 foot easement in Grady Lane to lay and maintain a private water service line to Tracts 2 and 5.

unimproved (XX
This is improved ( ) property, known as Tracts 2 and 5, Grady Lane
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of August, 1990

Floyd A. Detchon
Floyd A. Detchon

Ruth C. Detchon
Ruth C. Detchon

STATE OF TENNESSEE)
Davidson COUNTY)

BOOK 8178 PAGE 310

Personally appeared before me, Floyd A. Detchon and Ruth C. Detchon
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 16th day of August 1990.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
_____ COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Floyd A. Detchon and wife,
Ruth C. Detchon

TO
Richard E. King and wife,
Carole B. King

This form compliments of:

title escrow, inc.

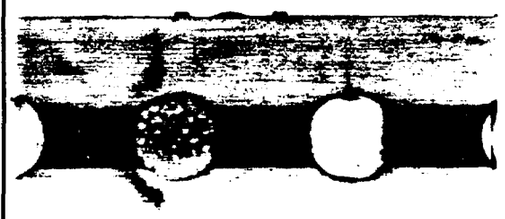
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

5073

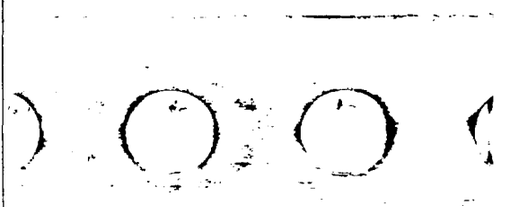
IDENTIFICATION REFERENCE

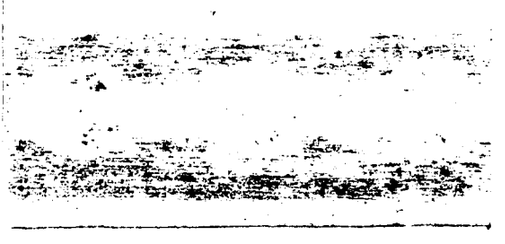
AUG 20 11 00 AM '90

1520 08/20 0101 03CHECK 112.60









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 311

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 32000.00
CON TX 105.60
PRFEE 1.00
WDEED 6.00
TOTAL 112.60
CHECK 112.60
08/20/90 01 11:03 0001 1520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 7.6 3

TENTIFT REFERENCE

AUG 20 11 00 AM '90

FELIX Z. WILSON, II

No. 347939