47

BOOK 8517 PAGE 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 19 91

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Franzetta (NAME)	Citizens & Southern Mortgage (NAME)	15DZ 53780
2131 Fernwood Drive (ADDRESS)	P.O. Box 656 (ADDRESS)	72-12-140
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Paul E. King Adminstrator C.T.A. of Estate of Ella June King, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Franzetta and wife, Rachel Agerton-Franzetta

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 Davidson County, Tennessee, being Lot No. 184 on the Map of Dalewood, Section 3, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Hardeman E. King and wife, Ella June King, by deed from Charles C. Childress and wife, Rose M. Childress, of record in Book 5284, page 99, Register's Office for Davidson County, Tennessee. The said Ella June King having since died testate, with the said Hardeman E. King having predeceased her. Pursuant to the Last will Will and Testament of the said Ella June King, deceased, subject property was devised to Russell Gambill, Marjorie Gambill Hendley, Peter Alexander King, Paul Edward King, and Christine Gambill.

7.2998

IDENTIFICATION REFERENCE

Dec 30 1 46 PM '91

unimproved ( )
This is improved (X) property, known as 2131 Fernwood Drive, Nashville, Tennessee 37216
(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. Wherever 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 this 17th day of December, 19 91

Paul E. King ADMINISTRATOR C.T.A.
Paul E. King Administrator C.T.A.

Estate of Ella June King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8517 PAGE 815

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. King Adminstrator C.T.A. of Estate of Ella June King

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th day of December, 19 91.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Paul E. King Adminstrator C.T.A. and Estate of Ella June King

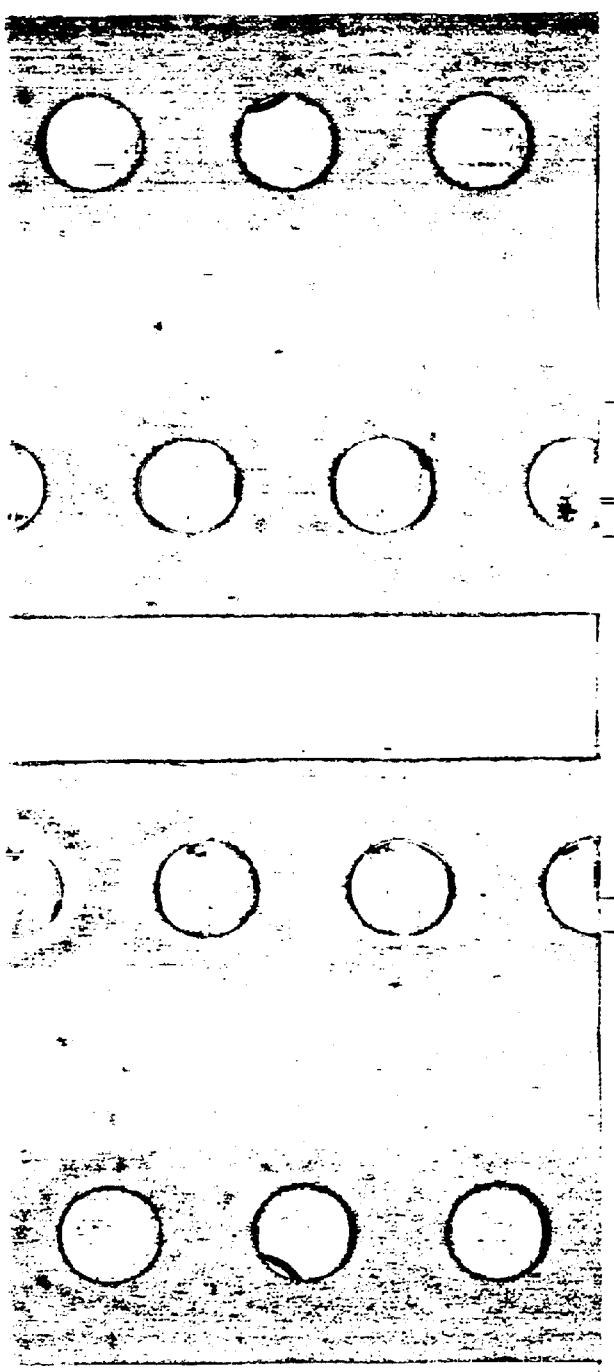
TO

Kenneth R. Franzetta and wife, Rachel Agerton-Franzetta

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

5712 12/30 0101 03CHECK 219.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8517 PAGE 816

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

CAMT 57300.00
CON TX 212.01
PRFEE 1.00
WDEED 6.00
TOTAL 219.01
CHECK 219.01
12/30/91 01 13:46 0001 6712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.29.98

IDENTIFICATION REFERENCE

DEC 30 1 46 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 489171