THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

0434 04/24 0101 03CHECK 69.90

SPECIAL WARRANTY DEED

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number(s)
: ~~Thomas~~ King et ux TOMMY Mail 675 FRANKFORT HERMITAGE, TN 37076	SAME	District 13 Map 86 Parcel 324

APR 11 2:22 PM 92
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE

U 1634

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTEEN THOUSAND ~~FIVE HUNDRED~~ AND NO/100THS DOLLARS ($17,~~500.00~~ 000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EUGENE A. COLLINS, ("Grantor"), has this day bargained and sold and hereby transfers and conveys to THOMAS KING and wife Cynthia A. King, ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Tulip Grove Subdivision, as of record in Book 7900, page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

BEING part of the same property conveyed to Grantor by Quitclaim Deed of record in Book 8600, page 597, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all matters as shown on the Plan of record in Book 7900, page 372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns, forever.

This is unimproved property.

Grantor covenants and binds itself and its successors and representatives to warranty specially and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (excluding those arising out of matters expressly set forth herein), but not further or otherwise.

Without limiting the foregoing, Grantor by its execution hereof and Grantee by its acceptance hereof acknowledge and agree that the consideration paid for this conveyance is net of any and all taxes, assessments, liens, charges and other expenses relating to this property other than property taxes for 1991 and prior years, which have been or will be paid by Grantor; accordingly, such items have not been prorated and this conveyance is subject to all such items in their entirety.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 14th day of April, 1992.

Eugene A. Collins

Eugene A. Collins

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Eugene A. Collins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of April, 1992.

Carol A. Pike

Notary Public

CAROL A. PIKE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES SEPT. 16, 1995

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration for this transfer or value of property (whichever is greater) is ~~$17,500.00~~ 17,000.

Tommy R. King

Affiant

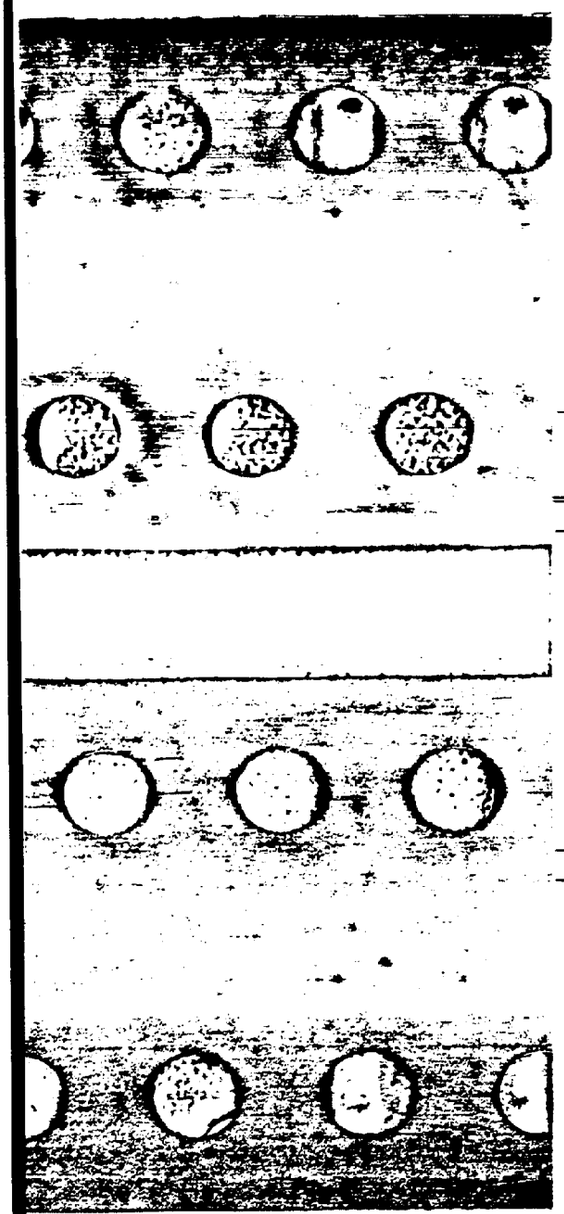
Subscribed and sworn to before me, this 14 day of April, 1992.

B. Edwards - Dep. Reg.

~~Notary Public~~

~~My commission expires~~:_____

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8601 PAGE 223

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	17000.00
CON TX	62.90
PRFEE	1.00
WDEED	6.00
TOTAL	69.90
CHECK	69.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/14/92 01 14:21 0001 0484

01634

IDENTIFICATION REFERENCE

APR 14 2 22 PM '92

DAVIDSON COUNTY, TN

No. 521345