This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8631 PAGE 677

ADDRESS NEW OWNER:
Dan A. King and Bonnie G. King
4422 Saunders Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 61-030
PARCEL 34
12DZ-12535

WARRANTY DEED

MAY 21 3 52 PM 1992 IDENTIFICATION 11237

FELIX DAVIDSON COUNTY TRUSTEE

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, R. W. Downing and wife, Ruby R. Downing hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dan A. King and wife, Bonnie G. King, as tenants by the entirety , 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:

BEING Lot 93 on the Plan of Gra-Mar Acres, Section 2, of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 93 fronts 92 feet on the easterly side of Saunders Avenue and runs back 354.9 feet on the northerly line and 445.4 feet on the southerly line to a dead line, measuring 154.1 feet thereon.

Being the same property conveyed to R. W. Downing and wife, Ruby R. Downing, by deed from Sweeney-Clark Realty Co., Inc. of record in Book 2241, Page 497, Register's Office for Davidson County, Tennessee.

9092 05/21 0101 03CHECK 302.63

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines and Chartered right of way of L & N Railroad, of record in Plat Book 2133, Page 74, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

Robert W. Downing is one and the same person as R. W. Downing

This is improved property known as 4422 Saunders Avenue, Nashville, TN 37216.

This instrument is executed on behalf of Ruby R. Downing by R. W. Downing as Attorney in Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dan A. King and wife, Bonnie G. King, their heirs and assigns, forever; and we, R. W. Downing and wife, Ruby R. Downing 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of May, 1992.

R. W. Downing

Ruby R. Downing by Robert W. Downing, Jr.
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert W. Downing, Jr. as Attorney In Fact of Ruby R. Downing, 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 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 and official seal at Nashville, Tennessee, this the 19th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. W. Downing 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. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of May, 1992.

NOTARY PUBLIC

My commission expires: 5/22/93

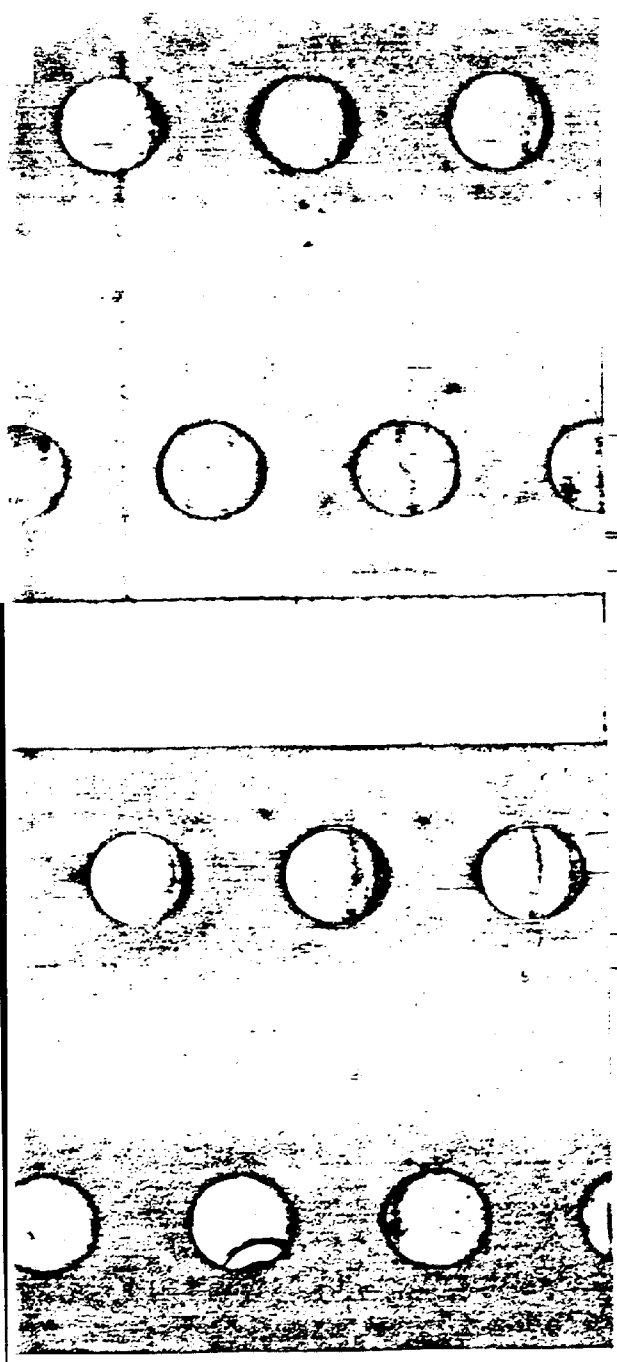
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,900.00.

AFFIANT

Subscribed and sworn to before me this 19th day of May, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93



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

RECEIVED OF _____

FOR _____

BOOK 8631 PAGE 679

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 6.00
TOTAL 302.63
CHECK 302.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/21/92 01 15:44 0001 9093

II 2371

IDENTIF. TREFERENCE

MAY 21 3 45 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 533267