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

File Box 24

BOOK 8813 PAGE 28

ADDRESS NEW OWNER:
James R. King Jr.
1412 Boscobel Street
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 83-1
PARCEL 407
27W-20205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sharon Kay Vickers, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James R. King Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 52 on the Map of J. B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 50 feet on the southerly side of Granada, formerly Grand Avenue, and runs back 136.6 feet on the easterly line and 137.4 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Sharon Kay Vickers, by deed from James E. Vickers and wife, Evelyn Joyce Vickers of record in Book 6778, Page 340, Register's Office for Davidson County, Tennessee.

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

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1992 have been pro-rated and paid. This Property is conveyed "AS IS, WHERE IS"

This is improved property known as 1130 Granada Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. King Jr., unmarried, his heirs and assigns, forever; and I, Sharon Kay Vickers, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

7347.1.

IDENTIFICATION

Dec 14 12 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Witness my hand this the 11th day of December, 1992.

Sharon Kay Vickers

Sharon Kay Vickers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sharon Kay Vickers, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of December, 1992.

Gene W. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 10,000.00.

James R. King Jr.

AFFIANT

Subscribed and sworn to before me this 11th day of December, 1992.

Gene W. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/22/93

1465 12/14 0101 03CHECK 46.00



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

RECEIVED OF _____

FOR _____

BOOK 8813 PAGE 30

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	10000.00
			CON TX	37.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	46.00
			CHECK	46.00
12/14/92	01		12:56 0001	1465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 4.7.1.

IDENTIFI REFERENCE

DEC 14 12 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 600663