BOOK 9369 PAGE 332

THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***57,540.10.

Affiant

Subscribed and sworn to before me this 31st day of June, 1994.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MELVIN A. KING HAZEL C. KING 1513 Garland Avenue Nashville, TN 37206	PNC MORTGAGE 568 Atrium Drive Vernon Hills, IL 60061	MAP 83-10 PARCEL 12

57846
IDENTIF. & REFERENCE

94 JUN -6 AM 11:38
FELIX E. DAVIDSON COUNTY REGISTER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED FORTY AND 10/100 ($***57,540.10) DOLLARS,

(a) of which TEN THOUSAND SEVEN HUNDRED AND 00/100 ($***10,700.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors hereby acknowledge, and

(b) for the balance of FORTY SIX THOUSAND EIGHT HUNDRED FORTY AND 10/100 ($***46,840.10) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***49,995.00, payable to CityFed Mortgage Company and secured by Deed of Trust of record in Book 6760, page 853, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signatures of Grantees affixed to this instrument.

We, JOHN W. FITE and wife, KAREN KENDALL FITE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MELVIN A. KING and wife, HAZEL C. 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:

BEING Lot No. 109 on the Map of Lindsley's 29 acre Tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John W. Fite and wife, Karen Kendall Fite, by deed from Barbara Boyd of record in Book 6760, page 850, Register's Office for Davidson County, Tennessee.

This is improved property known as 1513 Gartland Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantees.

2. Matters shown on the Plan of Lindsley's 29 acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of June, 1994.

JOHN W. FITE

MELVIN A. KING -Grantee

KAREN KENDALL FITE

HAZEL C. KING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. FITE, KAREN KENDALL FITE, MELVIN A. KING and HAZEL C. KING, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 1994..

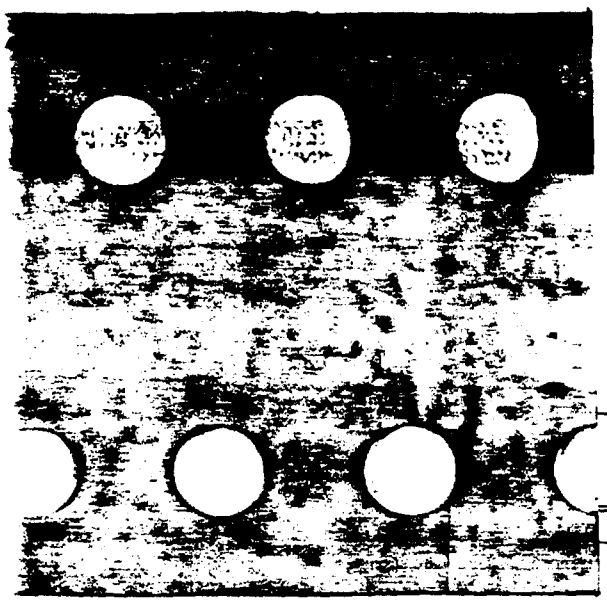
Notary Public

My Commission Expires:

11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2588 06/06 0101 03CHECK 221.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

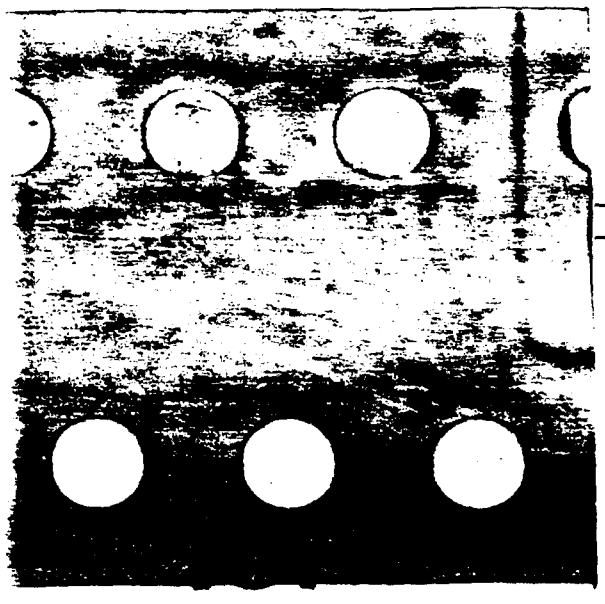
FOR _____

BOOK 9369 PAGE 334

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	57540.10
			CON TX	212.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	221.90
			CHECK	221.90

06/06/94 01 11:05 0001 2588



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57846
IDENTIF. & REFERENCE

94 JUN -6 AM 11:04
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 799364