STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

James K. Kirtland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kirtland	SAME	MAP 91-16
(NAME)	(NAME)	
4307 Nevada Avenue		PARCEL 251
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(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, Clayton Earl King and wife, Wanda King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Kirtland, an unmarried person

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. 208 of Block No. 10, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 208, fronts 50 feet on the southerly side of Nevada Avenue, formerly 3rd Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alfred C. King and wife, Dora H. King by deed of record in Book 3347, page 89, Register's Office of said County, the said Dora H. King having since died leaving the said Alfred C. King as the surviving tenant; the said Alfred C. King having subsequently died devising such property by his will of record in Will Book 180, page 492, Probate Court Clerk's Office of Davidson County, Tennessee to Clayton Earl King and Virginia Louise King Moon (Wright) having conveyed her interest in such property to Clayton Earl King by deed of record in Book 8975, page 77, said Register's Office. The said Clayton Earl King having quitclaimed to Clayton Earl King and wife, Wanda King of record in Book 8975, page 81, Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO:

Any and all easements, setback lines and right-of-ways of public record that are applicable to the above described property.

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 4307 Nevada Avenue, Nashville, Tennessee 37209
(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 s this 27th day of July 19 94

BOOK 9423 PAGE 767

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clayton Earl King and wife, Wanda 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 Franklin, Tennessee, this 27th day of July, 19 94

Commission expires 11/30/97

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

76846

IDENTIF. & REFERENCE

94 AUG -1 PM 2:55 3130 08/01 0101 03CHECK 290.20

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

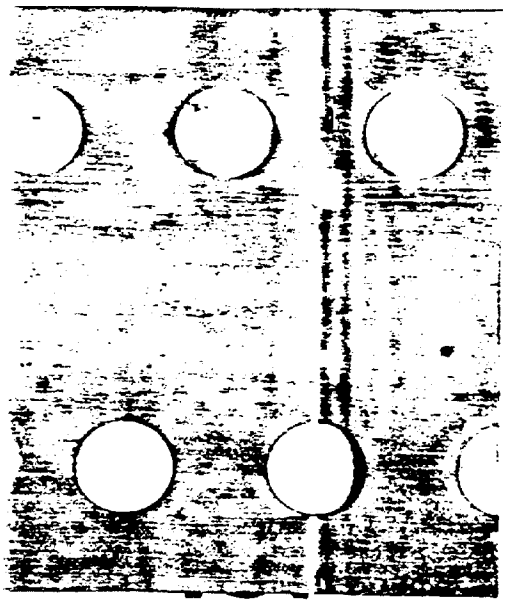
RECEIVED OF _____

FOR _____

BOOK 9423 PAGE 768

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 76000.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
BANK 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

08/01/94 01 14:55 0001 3130

76846
IDENTIF. ↑ REFERENCE

94 AUG -1 PM 2:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 819671