BOOK 9663PG 1

FILE BOX 45

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36304
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward N. King 2810 West Linden Avenue Nashville, TN 37212	Mortgage Connection 15851 Clayton Road Ballwin, MO 63011

TAX MAP-PARCEL NUMBERS: 104-14-97 24W 10240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron C. Martin and spouse, Daphne C. Martin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward N. King, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the South 150 feet of Lot No. 64 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, said Register's Office. Said part of said lot fronts 70 feet on the north side of Sunset Avenue, now called West Linden Avenue, and runs back between parallel lines along the east margin of 29th Avenue, South, 150 feet to a dead line.

BEING the same property conveyed to Aaron C. Martin and spouse, Daphne C. Martin, by deed from Martin R. Burns and spouse, Georgeana Burns, of record in Book 9304, page 721, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 2810 West Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1995.

Aaron C. Martin

Daphne C. Martin

State of Tennessee
County of Davidson

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On this 28th day of April, 1995, before me the undersigned authority, personally appeared **Aaron C. Martin** and **Daphne C. Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 1995.

Notary Public

My Commission Expires: 5/24/97

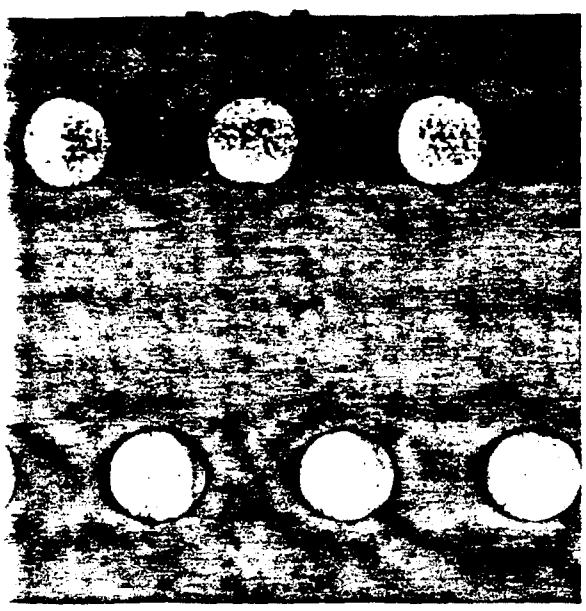
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

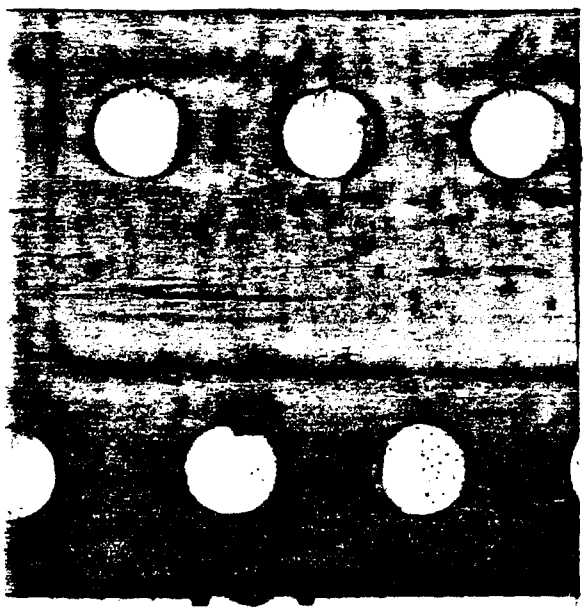
95 MAY -3 PM 1:50

IDENTIFICATION REFERENCE

57419

7553 05/03 0101 03CHECK 538.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 143000.00
CON TX 529.10
PRFEE 1.00
MTGTX 8.00
TOTAL 538.10
CHECK 538.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/95 01 13:55 0001 7286

57419
IDENTIF. & REFERENCE

95 MAY -3 PM 1:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 906704