This instrument prepared by:
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206

MAIL TO OWNER

WARRANTY DEED

BOOK 10084 PG 365

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY W. MUSGROVE	Owner	Map 82-16
(NAME) 626 Murfreesboro Street	(NAME)	Par 407
(STREET ADDRESS OR ROUTE NUMBER) Murfreesboro, Tenn. 37130	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CHARLES P. KING and wife NORMA J. WALLS (Now King) *have this day bargained and sold, and do hereby transfer and convey unto the said* JEFFREY W. MUSGROVE *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

A complete description is attached hereto and marked as Exhibit "A"

0191978

IDENTIFICATION REFERENCE

96 JUN 12 PM 1:09

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $110,000.00

Subscribed and sworn to before me this the 3rd *day of* June *19*96

Affiant

My commission expires: Nov. 22, 1997
(Affix Seal)

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ) property, known as 1000-1004 Shelby Avenue, Nashville, Tenn. 37206
improved (X) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 3rd *day of* June *, 19*96*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Charles P. King
Charles P. King

x Norma J. Walls
Norma J. Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10084 PG 366

Personally appeared before me, Glenn E. Sager, *a Notary Public in and for said County and State,* Charles P. King and wife Norma J. Walls King

the within named 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 Nashville, Tennessee *this* 3rd *day of* June, 1996.

Notary Public

My Commission Expires: Nov. 22, 1997

STATE OF
COUNTY OF

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, 19___.

Notary Public

My Commission Expires: _____

WARANTY DEED

FROM
Charles P. King and wife
Norma J. Walls King

TO
Jeffrey W. Muscrove

EXHIBIT "A"

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 in Harrison and Carver's Resubdivision of Lots 16, 17 and 18 of Hobson's Addition to Edgefield, as of record in Book 57, page 127, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 140 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Harrison and Carver's Resubdivision of Lots Nos. 16, 17 and 18 of Hobson's Addition to Edgefield, now East Nashville, as of record in Book 57, page 127, Register's Office for said County. Said Lot 3 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 140 feet to an alley. Said Lot 4 is described as follows: Beginning at the southeast corner of Shelby Avenue and Tenth Street, running thence easterly with the south margin of Shelby Avenue 60 feet; thence southerly parallel with Tenth Street 140 feet, more or less, to the north margin of an alley; thence westerly with the north margin of said alley 60 feet to the easterly margin of Tenth Street; thence northerly with the easterly margin of Tenth Street 140 feet, more or less, to the beginning.

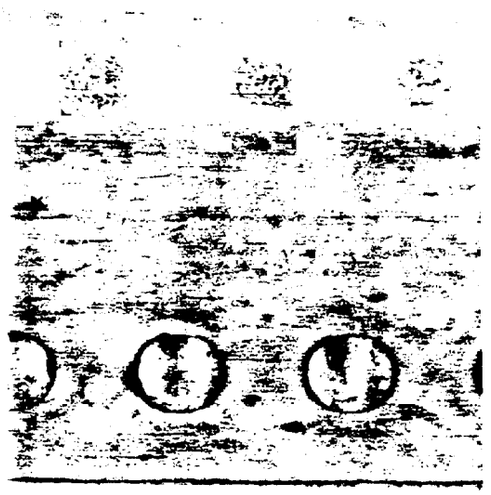
INCLUDED in the above description of said Lot No. 4 but expressly EXCLUDED THEREFROM is the following described property: Beginning at the present intersection of the southerly margin of Shelby Avenue and the easterly margin of So. 10th St.; Thence in an easterly direction with the southerly margin of Shelby Ave. for a distance of 60 feet, more or less, to the east boundary of the lot or tract of land owned by J. H. Filson and wife, Christine Filson; thence in a southerly direction with said easterly boundary for a distance of 3.11 feet, more or less, to the proposed southerly margin of Shelby Ave.; thence with the proposed southerly margin of Shelby Ave., the same being a curve to the left of 488 foot radius, in a westwardly and southerly direction for a distance of 60.93 feet, more or less, to intersection with the easterly margin of So. 10th Street; thence in a northerly direction with said easterly margin of So. 10th Street for a distance of 13.75 feet, more or less, to the point of beginning, and containing in area approximately 463.5 square feet; being the same property conveyed to City of Nashville by deed from J. H. Filson and wife, Christine Filson, of record in Book 2598, page 363, said Register's Office.

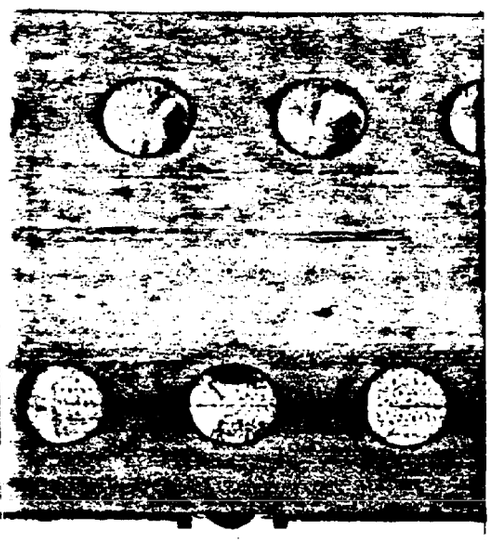
Being the same property conveyed to Charles P. King and Norma J. Walls(now King), as tenants in common, by WarrantyDeed from Imogene G. Ford and Jake B. Ford, unmarried, of record in Book 7036, page 149, Register's Office for Davidson County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2652 06/12 0101 03CHECK 420.00

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





RECEIVED OF _____

FOR _____

BOOK 10084 PG 368

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 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 420.00
				CHECK 420.00
			06/12/96 01	13:13 0001 2652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191978
IDENTIF. # REFERENCE

96 JUN 12 PM 1:09

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

No. 1050483