BOOK 10958 PG 298

FROM: MARY M. UPCHURCH,
AN UNMARRIED PERSON

TO: JEFFERY L. KING AND WIFE,
SUSAN CHRYSTAL KING

Bk 12

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jeffery L. King and wife,	SunTrust Mortgage, Inc.	Map 95-11
Susan Chrystal King	P.O. Box 100100	Parcel 78
2205 Pittswood Drive	Atlanta, Ga. 30348	
Nashville, Tn. 37214		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 1998.

Carol R. Rivers
NOTARY PUBLIC

My Comm. Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Mary M. Upchurch, an unmarried person, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Jeffery L. King and wife, Susan Chrystal King, hereinafter called "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. 23 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for said County.

Said Lot No. 23 fronts 95 feet on the westerly side of Pittswood Drive and runs back 194.5 feet on the northerly line and 185 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Elmore R. Upchurch and wife, Mary M. Upchurch, by deed, of record in Book 7925, page 972, Register's Office for said County, the said Elmore R. Upchurch having since died.

Said property is transferred subject to the following:

1. 1998 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 2094, page 87, Register's Office for said County.
3. Sanitary sewer and/or storm drainage easement of record in Book 5291, page 651, said Register's Office.
4. All matters as shown on the Plan of record in Book 2133, page 9, said Register's Office.
5. All matters as shown on the Mortgage Loan Inspection Report made by John Kohl & Company, P.C., dated May 15, 1998, File No. 78772, including, but not limited to, the encroachment of the neighbor's fence onto the subject property.

This is improved property known as 2205 Pittswood Drive, Nashville, Tn. 37214.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 my hand this 28th day of May, 1998.

Mary M. Upchurch

Mary M. Upchurch.

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 Mary M. Upchurch, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of May, 1998.

Carol R. Rivers

NOTARY PUBLIC

My Commission Expires: 1/27/2001

CAROL R. RIVERS NOTARY PUBLIC AT LARGE

4936 06/02 0101 03CHECK 334.60

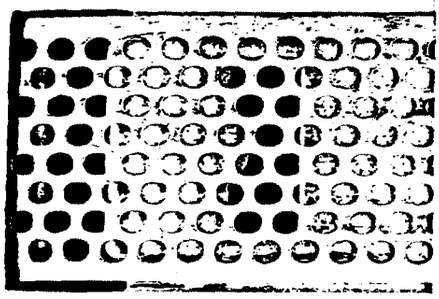
044515

RECEIVED FOR RECORD & INDEXED

98 JUN -2 PM 4:19

DAVIDSON COUNTY, TENN.

382476.01



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

RECEIVED OF _____

FOR _____

BOOK 10958 PG 300

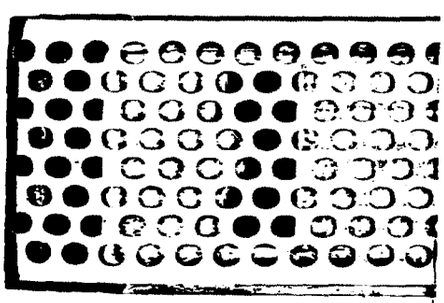
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
TOTAL	334.60
CHECK	334.60

06/02/98 01 16:21 0001 4936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



045115
IDENTIF. # REFERENCE

98 JUN -2 PM 4:19

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

No. 1300866