THIS INSTRUMENT PREPARED BY: Ashworth & Associates
227 Second Avenue, N.
Nashville, TN 37201

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel No
James H. King, et ux	Same	71-15
130 Marie Street		18
Nashville, TN 37206		12DA25360

FOR and IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable considerations, the receipt of which is hereby acknowledged, I, RUTH S. EPPERLY, a widow hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto JAMES H. KING and wife, PHYLLIS A. KING, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 80 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 80 fronts 50 feet on the southerly side of Marie Street and runs back between parallel lines 130 feet to an alley
>
> Being the same property conveyed to Wayne Epperly by deed from W.T. Clinard and wife, Jessie B. Clinard of record in Book 7928, Page 21, Register's Office for Davidson County, Tennessee. The said Wayne Epperly having since died.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

This is improved property known as:
130 Marie Street
Nashville, TN 37207

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and represenatives to warrant and forever defend the title to the said land to the said Grantee, her 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.

0582961

99 MAY -5 PM 12:37

122-00

IN WITNESS WHEREOF, I hereunto set my hand this 23 day of April, 1999.

Ruth S Epperly
RUTH S. EPPERLY

BY: Blythe E Ashworth
BLYTHE E. ASHWORTH
Attorney-in-Fact for
Ruth S. Epperly

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BLYTHE E. ASHWORTH with whom I am personally acquainted and who upon her oath acknowledged herself to be the Attorney-in-fact for Ruth S. Epperly, the within named bargainor, and that she as such Attorney-in-fact for Ruth S. Epperly being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Ruth S. Epperly as BLYTHE E. ASHWORTH, Attorney in Fact and attesting the same therein as having power of attorney for Ruth S. Epperly.

Witness my hand and official seal at office at Nashville, Tennessee on this 23 day of April, 1999.

NOTARY PUBLIC

My commission expires:
3/24/01

* * * * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $30,000.00.

James H Kirby
AFFIANT

Sworn to and subscribed before me on this 23 day of March, 1999.

NOTARY PUBLIC

My commission expires:
3/24/01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 597

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

05829611

99 MAY -5 PM 12:37

CAmT	30000.00
CON TX	111.00
PRFEE	1.00
MREFD	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

05/05/99 01 12:40 0001 1807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456486