PICK-UP

This document was prepared by
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on information furnished by Mary J. Forehand

Davidson County DEEDWARR
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Fees:13.00 Taxes:322.64
20021007-0121906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, DAN CLIFF KING, as grantor, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto DAN CLIFF KING and MARY J. FOREHAND as joint tenants with an express right of survivorship, their heirs and assigns, in fee simple forever, all the right, title, claim and interest I have in and unto the following described real property situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 177 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 177 begins on the westerly margin of Cruzen Avenue at the southeast corner of said Lot No. 177; thence with the westerly margin of said avenue northerly 98 1/3 ft. to the corners of said Lots Nos. 178 and 177; thence with the line between said two lots westerly 159 ft. to the easterly margin of an alley; thence with said alley southerly 17 2/3 ft. to the southwest corner of said Lot No. 177; thence with said south line of said lot 170 1/3 ft. to the point of beginning.
>
> Pursuant to TENNESSEE CODE ANNOTATED, 66-24-110, the character of the last preceding registered instrument and the book and page wherein it is recorded is: Being the same property conveyed toDan Cliff King,by deed of Mary Louella Mosley, dated December 18, 1991, and of record in Deed Book 8511, Page 108, Map No. 118-08, Parcel 236, in the register's Office of Davidson County, Tennessee.
>
> This is improved property known as 2527 Cruzen Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, unto the said DAN CLIFF KING and MARY J. FOREHAND, as joint tenants with an express right of survivorship, their heirs and assigns, in fee simple forever.

I DO COVENANT with the said DAN CLIFF KING and MARY J. FOREHAND, and their assigns, that I am lawfully seized and possessed of the said realty in fee simple, that the same in unencumbered, and I have a good and perfect right to convey the same.

I DO FURTHER COVENANT and bind myself, my heirs and my legal and personal representatives, to forever warrant and defend the title to the above described property unto the said DAN CLIFF KING and MARY J. FOREHAND, their heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for the tax year 2001 on the aforedescribed property shall be pro-rated.

Preparer is not the closing agent pursuant to Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986.

WITNESS my hand on this the 6th day of Oct, 2002.

X Dan C King
DAN CLIFF KING

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named DAN CLIFF KING, the bargainor, with whom I am personally acquainted, or has proven to me upon the basis of satisfactory information, and who acknowledged upon oath that he executed the foregoing and within instrument for the purposes therein expressed and contained.

WITNESS my hand and official seal at Nashville Tenn on this the 6th day of Oct, 2002.

Notary Public at Large

My commission expires: July 5th, 2004.

Send Tax Statement to: Dan Cliff King and Mary J. forehand
2527 Cruzen Street
Nashville, Tennessee 37211

I, or we, do hereby swear or affirm that the actual consideration for this transfer or value of property (whichever is greater) is $_____.

AFFIANT

Subscribed and sworn to before me this the _____ day of _____, _____.

NOTARY PUBLIC/ REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,200.00
Mary Joan Forehand
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October 20 02.
Brandi Wells
Deputy Register