BOOK 4258 PAGE 438

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Karl K. Kluss (NAME)	Guaranty Mortgage Company (NAME)	Map 107.5
711 Elissa Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 33
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Three Hundred Eighty-three and 68/100-------($11,383.68)---------- *Dollars,*

of which $1741.90 has been paid in cash by Karl K. Kluss and Isabell L. Kluss, the receipt of which is hereby acknowledged, and for the remainder the said Karl K. Kluss and Isabell L. Kluss have assumed and agree to pay the unpaid balance of $9641.78 of an indebtedness in the original amount of $10,200.00 secured by a deed of trust of record in Book 3324, page 231, Register's Office for Davidson County, Tennessee, and assigned to Federal National Mortgage Association by instrument of record in book 3325, page 43, Register's Office for said County.

We, Marshall E. Mullis and wife, Nancy L. Mullis,

have this day bargained and sold, and do hereby transfer and convey unto the said Karl K. Kluss or Isabell L. Kluss their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 119 on the Plan of Bel Air, Section I, as of record in book 2900, page 28, Register's Office for said County.

Said Lot No. 119 fronts 65.0 feet on the western margin of Elissa Drive and runs back between lines measuring 160.0 feet on the north and 175.0 feet on the south, to a dead line in the rear on which it measures 67.0 feet.

Being the same real property conveyed to Marshall E. Mullis and wife, Nancy L. Mullis, by deed from New Haven Park Company, of record in book 3314, page 251, said Register's Office.

This conveyance is made subject to easement for public utilities, sewer easement across premises, anchor easement, 40-foot building setback line from Elissa Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 28, Register's Office for said County; and to restrictive covenants of record in book 2959, page 83, as amended in book 3096, page 483, said Register's Office.

THIS INSTRUMENT WAS PREPARED BY:
William O. Lee
American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,383.68

Subscribed and sworn to before me, this the 2nd day of August, 1968

Affiant Ed Turrentine

My commission expires: 2/1/72 (Affix Seal)

Notary Public Ethelyne Turrentine

This is unimproved (X) property, known as 711 Elissa Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Karl K. Kluss or Isabell L. Kluss, 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 by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Karl K. Kluss or Isabell L. Kluss, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* August, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marshall E. Mullis

Nancy L. Mullis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State,* Marshall E. Mullis and wife, Nancy L. Mullis,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 2nd *day of* August, *19* 68.

Commission expires 2/1/72 Ethelyne Turrentine *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, 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 seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

11,383.68 Consideration
Rec. — 33.09

AUG-9 CONV 11,383.68
AUG-9 STAX A* 29.64
AUG-9 RFEE A* .50
AUG-9 VDEED A* 3.00 * 33.14

A 08480

IDENTIF. REFERENCE

AUG 9 12 44 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Title # 198900

WARRANTY DEED

FROM
Marshall E. Mullis et ux.

TO
KARL K. KLUSS
OR
ISABELL L. KLUSS

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

TURRENTINE REALTY CO.