This instrument prepared by:
Richard D. Bird, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4313 PAGE 706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Rubye W. Kleiser (NAME)	Mrs. Rubye W. Kleiser (NAME)	Map. 44-13
113 Claudia Drive (STREET ADDRESS OR ROUTE NUMBER)	1002 Maynor Avenue (STREET ADDRESS)	Pcl. 59
Old Hickory, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37216 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten Thousand Seven Hundred ($10,700.00) ---------- *DOLLARS*

cash in hand paid by Rubye W. Kleiser, the receipt and sufficiency of which is hereby acknowledged

We, Zeda Workman Caldwell, Rubye Workman Kleiser, Eddie Workman Hufstedler, Ezra W. Shields and Bertie W. McClendon,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Rubye W. Kleiser her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 30 on the Map of Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of Claudia Drive, common corner of Lots Nos. 30 and 31; thence southeasterly with the line between said two lots, 125 feet to the common rear corner of Lots Nos. 29, 30, and 31; thence southwesterly with the line between Lots Nos. 29 and 30, 120 feet to a point in the northeasterly margin of Bettie Drive; thence with the margin of said Drive northwesterly 100 feet to a point; thence around a curve in a northerly direction 39.27 feet to a point in the southeasterly margin of Claudia Drive; thence with the margin of said Drive northeasterly 95 feet to the point of beginning.

Being the same property conveyed to Will D. Workman and wife, Cenia Workman, by deed from John Winstead Moore and wife, Lorell Elam Moore, of record in Book 3947, page 918, Register's Office for Davidson County, Tennessee. The said Cenia Workman has since died survived by her said husband, Will D. Workman, and he having died on January 13, 1968 devising the said real property by his Last Will and Testament which is on file in the Probate Clerk's Office for the Probate Court of Davidson County, Tennessee to his five daughters: Namely; Zeda Workman Caldwell, Ruby Workman Kleiser, Eddie Workman Hufstedler, Ezra W. Shields and Bertie W. McClendon.

unimproved ( )
This is improved (X) property, known as 113 Claudia Drive, Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rubye W. Kleiser *her heirs and assigns, forever.*

And we *do covenant with the said* Rubye W. Kleiser *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by any taxes for the year 1969 which are not yet due and payment therefore is assumed by grantee.

And we, grantors herein *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rubye W. Kleiser *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 27 *day of* January, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zeda Workman Caldwell
Zeda Workman Caldwell

Rubye Kleiser
Rubye Workman Kleiser

Eddie Workman Hufstedler
Eddie Workman Hufstedler

Ezra W. Shields
Ezra W. Shields

Bertie W. McClendon
Bertie W. McClendon

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, George E. Womack, *a Notary Public in and for said County and State, the within named* Rubye Workman Kleiser (being one and the same person as Ruby Workman Kleiser named in the Last Will and Testament of William David Workman) Eddie Workman Hufstedler and Bertie W. McClendon, ~~EZRA W. Shields~~ *the bargainors, 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 Gallatin, *Tennessee, this* 7th *day of* ~~January~~ Feb., *19* 69

George Elgar Womack, *Notary Public.*

Commission Expires 1-27-70

STATE OF TENNESSEE
COUNTY OF McMINN

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* EZRA W. SHIELDS

.....

.....

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

Witness my hand and official seal at....., *this* 27 *day of* January, *19* 69

....., *Notary Public.*

Commission Expires.....

STATE OF California)
)
COUNTY OF San Diego)

Personally appeared before me, Betty L. Straub, a Notary Public in and for said County and State, the within named ZEDA WORKMAN CALDWELL 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 official seal at San Diego, California, this 27th day of January, 1969.

BETTY L. STRAUB
NOTARY PUBLIC CALIFORNIA

Betty L. Straub
Notary Public

My Commission Expires: February 28, 1972

WARRANTY DEED

FROM

ZEDA WORKMAN CALDWELL, ET AL

Mrs TO

RUBYE W. KLEISER

1002 Mayzee Ave

Nash Tenn 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $10,700.00.

AFFIANT

Sworn to and subscribed before me this ____ day of January, 1969.

Notary Public

My Commission Expires:

A 32025

FEB 27 3 53 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $10,700.00

Affiant

Subscribed and sworn to before me this 27th day of Feb. 1969

J. Gentry

Deputy Register

FEB27'69 CONV 10,700.00
FEB27'69STAX A* 27.82
FEB27'69RPTFEE A* .50
FEB27'69 WDEED A* 6.00 * 34.32

BOOK 4313 PAGE 709