Prepared by : King, & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

BOOK 4863 PAGE 477

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dennis J. Kleinhoffer	Thomas & Hill, Inc.	
(NAME)	(NAME)	
181 Ocala Drive	P. O. Box 1833	5D55444
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Charleston, W. Va. 25327	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $24,900.00 to Thomas & Hill, Inc., a West Virginia Corporation, secured by a Deed of Trust to James A. Green and Edward Seddon, Trustees, of record in Book 4802, Page 977, Register's Office for Davidson County, Tennessee.

We, Ebben C. Deaton, Jr., and wife, Jane P. Deaton,

have this day bargained and sold, and do hereby transfer and convey unto the said
Dennis J. Kleinhoffer and wife, Frances M. Kleinhoffer, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Valley Green Subdivision, of record in Book 4460, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 75 feet on the Southerly margin of Ocala Drive and extends back 162.36 feet on the Easterly line and 161.15 feet on the Westerly line to a dead line measuring 75 feet thereon.

BEING the same property conveyed to Ebben C. Deaton, Jr. and wife, Jane P. Deaton, by deed from Ralph Stevens and Melvin Jones d/b/a American Homes, of record in Book 4802, Page 975, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,850.00

Subscribed and sworn to before me, this the 16 day of Oct 19 74

Affiant

My commission expires: 4-26-75 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 181 Ocala 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
Dennis J. Kleinhoffer and wife, Frances M. Kleinhoffer, 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 as hereinabove mentioned.

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

Witness our *hand* S *this* 21 *day of* Oct, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jane P. Deaton

Ebben C. Deaton, Jr.

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STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Marion

Personally appeared before me, Leda D. Gold, a Notary Public in and for said County and State, Ebben C. Deaton, Jr. and wife, Jane P. Deaton,

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 Ocala, Fla. this 21 day of Oct, 1974.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 16, 1976
BONDED THROUGH MUROSKI - HUCKLEBERRY, INC.

Commission expires

Leda D. Gold
Notary Public

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Marion

Before me, ~~Nancy P. Thompson~~ Leda D. Gold a Notary Public of the State and County aforesaid, personally appeared Jane P. Deaton with whom I am personally acquainted, and who, upon oath, acknowledged her self to be the wife of the Ebben C. Deaton the within named bargainor, ~~a corporation~~ and that S 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 Twentyonday of October, 1974.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 16, 1976
Commission expires BONDED THROUGH MUROSKI - HUCKLEBERRY, INC.

Leda D. Gold
Notary Public

OCT24	CONV	29,185.09			
OCT24	S'TAX		A*	75.92	
OCT24	PR'FEE		A*	.50	
OCT24	W'DEED		A*	4.00	* 80.42

WARRANTY DEED

FROM
EBBEN C. DEATON, JR., ET UX,

TO
DENNIS J. KLEINHOFFER, ET UX,

C 7 6 0 2 9

IDENTIF. REFERENCE

OCT 24 3 40 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238