BOOK 4909 PAGE 628

WARRANTY DEED

mail

THIS INSTRUMENT WAS PREPARED BY:
WILLIS & KNIGHT
700 Union Street
Nashville, TN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tibor E. Simon and Juanita K. Simon	Tibor E. & Juanita K. Simon	Map 148-3
(NAME)	(NAME)	Par. 169
194 Luna Drive	194 Luna Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37211	Nashville, TN. 37211	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Tibor E. Simon, et ux, Juanita K. Simon, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, William A. Klamer, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Tibor E. Simon, et ux,

Juanita K. Simon, their

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

Land in Davidson County, Tennessee, being Lot No. 1048 on the plan of Cherokee Hills, Section 10 as of record in Book 4660, page 27, Register's Office for said County.

Said Lot No. 1048 fronts 65 feet on the northeasterly side of Luna Drive and extends back 136.2 feet on the northwesterly line and 160 feet on the southeasterly line to a dead line measuring 94.6 feet thereon.

Being the same property conveyed to William A. Klamer, by deed from Jessie L. Atkins and wife, Lorene B. Atkins, of record in Book 4845, page 151, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,750.00

Affiant

Subscribed and sworn to before me, this the 1st day of May, 19 75

Notary Public

My commission expires: 12-13-78
(Affix Seal)

This is unimproved ( ) improved (X) property, known as 194 Luna Drive, Nashville, Tennessee 37211
(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 Tibor E. Simon, et ux, Juanita K. Simon, their

(successors), heirs and assigns forever. I *covenant that* I am *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 follows: *

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tibor E. Simon, et ux, Juanita K. Simon, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 1st *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

* Deed of Trust granted to The Chamberlain Company to secure a note dated August 16, 1974, in the original amount of $26,900.00 at 7 3/4% interest rate, which note Tibor E. and Juanita K. Simon hereby assume.

William A. Klamer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Shackelford, *a Notary Public in and for said County and State,* William A. Klamer, unmarried

the within named 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 Nashville, Tennessee, *this* 1st *day of* May, *19*75.

Barbara Shackelford, *Notary Public*

Commission expires 12/13/78

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.....

WARRANTY DEED

FROM

William A. Klamer, unmarried

TO

Tibor E. Simon, et ux, Juanita K. Simon

C 96847

IDENTIF. REFERENCE

MAY 5 10 50 AM '75

FELIX ... NELSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAY-5 75	CONV	32,750.00				
MAY-5 75	S'TAX		A*	85.02		
MAY-5 75	PR'FEE		A*	.50		
MAY-5 75	M'DEED		A*	4.00	*	89.52

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE