THIS INSTRUMENT PREPARED BY:
Robert C. Hendon, Jr.
Waller Lansden Dortch & Davis
1200 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4975 PAGE 131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerome S. Klein, et. ux.	same as new owner	116-9
(NAME) 5917 Sedberry Road	(NAME)	34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SEVENTY-EIGHT THOUSAND

Dollars,

David Hills and wife, Ruth Hills, (the "Sellers"), said David Hills acting as attorney-in-fact for his wife, Ruth Hills, under a Power of Attorney duly recorded in Book 4973, Page 75, Register's Office of Davidson County, Tennessee

have this day bargained and sold, and do hereby transfer and convey unto the said

Jerome S. Klein and wife, Miriam B. Klein (the "Buyers") their (~~successors~~), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 328 on the Plan of Section 12, Hillwood Estates, as of record in Book 2663, Page 109, Register's Office for said County. Said Lot No. 328 fronts 175 feet on the easterly side of Sedberry Road and extends back between parallel lines, 250 feet to a dead line. Being the same property conveyed to David Hills and wife, Ruth Hills by deed from Sidney B. Stillman and wife, Gladys C. Stillman of record in Book 4511, page 224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions and agreements of record in Book 2878, page 553 filed February 27, 1959, said Register's Office, a 100 foot set-back line from Sedberry Road and a 10 foot easement along the rear for public utilities shown on the Owner's Certificate on the recorded plan, and 1975 real property taxes which have been prorated and assumed by the Buyers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000

Subscribed and sworn to before me, this the _____ day of _____, 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved (~~unimproved~~) X property, known as 5917 Sedberry Road, 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 Buyers, their

(~~successors~~),

heirs and assigns forever. Sellers *covenant that* they 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 indicated above.

Sellers *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Buyers, their

(~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* on *this* 28th *day of* November, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DAVID HILLS

RUTH HILLS

BY DAVID HILLS
Attorney-in-fact

BOOK 4975 PAGE 132

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Justin P Wilson, a Notary Public in and for said County and State, David Hills, individually, and as Attorney-in-fact for his wife, Ruth Hills,

the within named bargainors, 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 28th day of November, 19 75.

Commission expires May 20, 1978 Justin P Wilson 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.....

WARRANTY DEED

FROM

DAVID HILLS, et. ux.

TO

JEROME S. KLEIN, et. ux.

D 2 6 2 3 2

IDENTIFICATION REFERENCE

Nov 28 12 44 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

NOV28'75 CONV 78,000.00
NOV28'75 S'TAX B* 202.80
NOV28'75 PR'FEE B* .50
NOV28'75 W'DEED B* 4.00 * 207.30

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