This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5213 PAGE 600

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Klutts, et ux	Security Federal Savings & Loan Assn	Map 135-5
(NAME:)	(NAME:)	
335 Ladybird Court	4235 Hillsboro Road	Parcel 62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37215	
(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 by Ronald J. Klutts and wife, Patricia A. Klutts, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

OCT 25 77	CONV	40,500.00			
OCT 25 77	S'TAX		B*	105.30	
OCT 25 77	PR'FEE		B*	.50	
OCT 25 77	W'DEED		B*	6.00	* 111.80

We, Rex Eugene Eggers and wife, Ethel Merrill Eggers,

have bargained and sold, and by these presents do transfer and convey unto the said Ronald J. Klutts and wife, Patricia A. Klutts, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County, described as follows:
Beginning on the southerly margin of Ladybird Court at the corner of Lots Nos. 76 and 77; thence with the line between said two lots, southerly 95.37 feet to the corner of Lots Nos. 76, 77 and 78; thence with the line between Lots Nos. 76 and 78, southwesterly 83.67 feet to the corner of Lots Nos. 76, 78, 79 and 59; thence with the line between Lots Nos. 59 and 76, northwesterly 111.17 feet to the corner of Lots Nos. 61 and 76; thence with the line between said two lots, northerly 163.5 feet to the corner of Lots Nos. 75 and 76; thence with the line between said two lots, eastwardly 147.37 feet to the westerly margin of Ladybird Court; thence with same, southeasterly 77.89 feet to the beginning.
Being the same property conveyed to Rex Eugene Eggers and wife, Ethel Merrill Eggers, by deed from Richard L. Lambert and wife, Helen S. Lambert, of record in Book 4074, page 819, Register's Office for said County.

This conveyance is made subject to 10-foot public utility and drainage easement, anchor easement, 30-foot building setback line from Ladybird Court, and conditions of owner's certificate, as shown on Plan of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 3400, page 120, as amended by instrument of record in Book 3436, page 43, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is: $40,500.00

Subscribed and sworn to before me, this the 11th day of October 1977

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 335 Ladybird Court (House Number) (Street) Nashville, Tennessee 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 Ronald J. Klutts and wife, Patricia A. Klutts, their *heirs and assigns, forever.*

And we *do covenant with the said* Ronald J. Klutts and wife, Patricia A. Klutts, *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 for taxes for 1977 which are prorated.

And we, Rex Eugene Eggers and wife, Ethel Merrill Eggers, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald J. Klutts and wife, Patricia A. Klutts, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 11th *day of* October, *1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rex Eugene Eggers

Ethel Jon

Ethel Merrill Eggers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen Ann Epps, a Notary Public in and for said County and State, the within named Rex Eugene Eggers and wife, Ethel Merrill Eggers,

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 Nashville, Tennessee, this 11th day of October, 1977.

Karen Ann Epps, Notary Public.

Commission Expires 11-26-79.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

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.

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IDENTIF. REFERENCE

Oct 25 9 28 AM 1977

FELIX Z. GRISHAM, REGISTER
DAVIDSON COUNTY, TENN.