BOOK 5229 PAGE 512

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 77

Notary Public

MY COMMISSION EXPIRES: 11-1-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 300 James Robertson Pky., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maynard W. Kleve et ux (NAME)	Commerce Union Bank (NAME)	Map 149-9
Lot 75, Andrea Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 178
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAYNARD W. KLEVE AND WIFE, GLORIA M. KLEVE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Barclay Square, Section 3, as of record in Plat Book 4675, page 154, Register's Office for said County.

Said Lot No. 75 fronts 37.37 feet on the southerly margin of Andrea Court and extends back 140.89 feet on the southeasterly line and 108.17 feet on the southwesterly line to a dead line measuring 119.51 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from James I. Vance Berry, Trustee, of record in Book 4577, page 640, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 75, Andrea Court, Antioch, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of December, 19 77

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.

LUNSFORD M. HOLLINS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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__

Commission Expires _____ _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that {he / they} as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsofrd M. Hollins as such Vice President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 2nd day of December, 19 77

My commission expires 11-15-80 _____ Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 40006.

IDENTIF. REFERENCE

Dec 5 10 43 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC-5[illegible]	CONV	35,875.00			
DEC-5[illegible]	S'TAX		$*	93.34	
DEC-5[illegible]	PR'FEE		$*	.50	
DEC-5[illegible]	W'DEED		$*	4.00	* 97.84

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

MAYNARD W. KLEVE AND WIFE,

GLORIA M. KLEVE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE
Company of New York