ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Percy H. Davidson, etux	Security Federal Savings & Loan	135-5
(NAME)	(NAME)	
335 Ladybird Court	2700 Franklin Road	62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville,, Tennessee	Nashville, Tennessee 37204	2DU-8250
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 5358 PAGE 228

WARRANTY DEED

For and in consideration of the sum of $10.00

----------Ten & No/100 ---------- DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $36,450.00, secured by a Deed of Trust of record in Book 5213, page 603, Register's Office of Davidson County, Tennessee.

We, Ronald J. Klutts and wife, Patricia A. Klutts

have bargained and sold, and by these presents do transfer and convey unto the said Percy H. Davidson and wife Dianne M. Davidson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, 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.

The above described property was conveyed to Ronald J. Klutts and wife, Patricia A. Klutts by deed from Rex Eugene Eggers and wife, Ethel Merrill Eggers of record in Book 5213, page 600, Register's Office for Davidson County, Tennessee.

NOV=1 PRIVATE 47,699.28 CONV WAIVED 4.00 124.50 128.52

THIS conveyance is subject to any and all existing easements of record.

NOV 1 CONV: 47,699.28
ST TAX 124.02
P.F. 50
W.D 4.00 128.52

unimproved ( )
This is improved (X) property, known as 335 Lady Bird Court
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 24th day of October, 1978.

x Ronald J. Klutts
Ronald J. Klutts

x Patricia A. Klutts
Patricia A. Klutts

BOOK 5358 PAGE 229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald J. Klutts and wife, Patricia A. Klutts

the bargainor, 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, this 24th day of October, 1978.

My commission expires 8-26-80 Notary Public Rebecca

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such 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 as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,699.28
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Percy H. Davidson

Sworn to and subscribed before me
this 24th day of October, 19 78.

My commission expires 8-26-80 Notary Public Rebecca

This instrument was prepared by:		
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

E 97673

WARRANTY DEED

FROM Ronald J. Klutts, etux

TO Percy H. Davidson, etux

IDENTIF. REFERENCE

Nov 1 8 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239