BOOK 5391 PAGE 29

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul W Cleckner	Veterans Administration	Map 107-5
(NAME)	(NAME)	
100 Arlington Ave	1615 Woodward St	Par. 255
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37210	Austin Tx 78777	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3541, page 35, Register's Office for Davidson County, Tennessee.

We, Isabelle L. Kluss and husband, Karl K. Kluss

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

Paul W. Cleckner and wife, Beverly J. Cleckner

their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Bel-Air Subdivision, Section II, as of record in Book 2900, page 29, Register's Office for said County.

Said Lot No. 233 begins at an iron pin on the westerly margin of Dabbs Avenue on the common boundary of Lots 234 and 233; thence westerly 123.0 feet along said boundary to an iron pin on the common boundaries of Lots 232, 234, 233; thence northerly 81.5 feet to a concrete monument on the southerly margin of Louanne Drive; thence easterly along said Drive 98.6 feet to a concrete monument; thence southerly around a curve 30.7 feet to a concrete monument on the westerly margin of Dabbs Avenue; thence southerly along said avenue 61.5 feet to the point of beginning.

Being the same property conveyed to Isabelle L. Kluss by deed from Walter R. Bowman and wife, Betty H. Bowman of record in Book 4357, page 819, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,400.00

Subscribed and sworn to before me, this the 26 day of Jan 19 79

Affiant

My commission expires: 1-15-1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 Paul W. Cleckner and wife, Beverly J. Cleckner, their XXXXX (successors), heirs and assigns forever. We covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Paul W. Cleckner and wife, Beverly J. Cleckner, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26 day of January 19 79 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By

Dennis Pedigo Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Buildin : Nashville, Tennessee

Isabelle L. Kluss

Karl K. Kluss

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eva Wheeler, *a Notary Public in and for said County and State,* Isabelle L. Kluss and husband, Karl K. Kluss

the within named bargainor S *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* 26 *day of* January, *19* 79

Eva Wheeler
Notary Public

Commission expires 1-27-81

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 .....

JAN 31 79	CONV	32,000.00				
JAN 31 79	S'TAX		B*	83.20		
JAN 31 79	PR'FEE		B*	.50		
JAN 31 79	W'DEED		B*	4.00	*	87.70

WARRANTY DEED

FROM
ISABELLE L. KLUSS, ET VIR

TO
PAUL W. CLECKNER, ET UX

F. I. 2 1 6 5

IDENTIF. REFERENCE

JAN 31 10 22 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON