This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tenn. 37238

WARRANTY DEED

BOOK 5604 PAGE 818

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Klassen et ux	First Tennessee Bank N. A. Memphis	72-16-114
(NAME)	(NAME)	
1615 Tammany Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Memphis, Tennessee 38101	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

05/30 10P 70- CHECK

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by David M. Klassen and wife, Linda F. Klassen and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Marvin O. Jones and Floyd Jones,

have this day bargained and sold, and do hereby transfer and convey unto the said David M. Klassen and wife, Linda F. Klassen,

their *(successors), heirs and assigns,*

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

Being Lot No. 30 on the Plan of Peerman Heights, of record in Book 2133, page 3, Register's Office for said County.

Said Lot No. 30 fronts 87 feet on the east side of Tammany Drive and runs back between lines 263.5 feet on the north line and 257.5 feet on the south line to a dead line in the rear on which it measures 87.1 feet.

The above described property was conveyed to Marvin O. Jones and Floyd Jones, by deed from Gertrude Beal Tant Curtis, of record in Book 5372, page 409, Register's Office for said County.

This conveyance is subject to easement for power lines granted Tennessee Electric Power Company, of record in Book 787, page 31; ten-foot easement for public utility purposes along the rear line of said lot, T.V.A. transmission line across premises, a utility anchor easement located at the northwest corner of said lot, a 30-foot minimum building setback line from Tammany Drive, and conditions of owner's certificate, as shown on plan of record in Book 2133, page 3; and Restrictive Covenants of record in Book 2091, page 517, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 20th day of May 19 80

Affiant

My commission expires: 2-22-81
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1615 Tammany Drive, Nashville, Tennessee 37206
(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 David M. Klassen and wife, Linda F. Klassen, their *(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,* except for 1980 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David M. Klassen and wife, Linda F. Klassen, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* May, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marvin O. Jones

Marvin O. Jones

Floyd Jones

Floyd Jones

BOOK 5604 PAGE 819

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Marvin O. Jones and Floyd Jones

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 20th *day of* May, *19* 80.

Mary P. Whitworth *Notary Public*

Commission expires 2-22-81

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

Marvin O. Jones et al

TO

David M. Klassen et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G-23276

F90491

IDENTIF. REFERENCE

MAY 22 11 22 AM '80

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5604 PAGE 820

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37000.00- CO	
			96.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 102.70-	
0444A05/22/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90491

IDENTIF. REFERENCE

MAY 22 11 22 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 759079