This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5633 PAGE 969

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas A. Small and wife, Bonnie M. Small	Dobson & Johnson, Inc.	103-13-45
(NAME) 404 West Hillwood Drive	(NAME) One Commerce Place	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Douglas A. Small and wife, Bonnie M. Small and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Douglas A. Small and wife, Bonnie M. Small have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $33,700.00, secured by deed of trust of record in Book 3593, page 633, Register's Office for Davidson County, Tennessee,

We, Jeannine A. Classen and husband, Kenneth Classen

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas A. Small and wife, Bonnie M. Small

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Plan of Hillwood Estates, Section II, as of record in Book 1835, page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 190 feet on the northerly side of West Hillwood Drive, and runs back 293.8 feet on the easterly line and 386.8 feet on the westerly line, to a dead line, measuring 247.3 feet.

Being the same property conveyed to Kenneth L. Classen and wife, Jeannine A. Classen by deed from William J. Tyne and wife, Harriett Batchelor Tyne, of record in Book 3571, page 208, Register's Office for Davidson County, Tennessee, and by deed of correction was conveyed to Jeannine A. Classen, of record in Book 3575, page 17, Register's Office for said County.

This conveyance is subject to a 10-foot utility easement, 100-foot building setback line from West Hillwood Drive, 125-foot building setback line from West Hillwood Drive, and conditions of Owner's Certificate, of record in Book 1835, page 80, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 250,000.00

Subscribed and sworn to before me, this the 4 day of August 19 80

Affiant Douglas A. Small

My commission expires: 4.18.82 (Affix Seal)

Notary Public

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 404 West Hillwood Drive, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 4th *day of* August, *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.*

Jeannine A. Classen

Kenneth Classen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Jeannine A. Classen and husband, Kenneth Classen

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* 4 *day of* AUGUST, *19* 80.

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 4.18.82 *Notary Public*

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 .....

4094

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IDENTIF. REFERENCE

AUG 6 2 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

238480 **WARRANTY DEED**

FROM
Jeannine A. Classen and husband, Kenneth Classen

TO
Douglas A. Small and wife, Bonnie M. Small

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

BOOK 5633 PAGE 971

RECEIVED OF _____

FOR _____

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
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
4094A08/06/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

601-200

IDENTIF. REFERENCE

AUG 6 2 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772232