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

BOOK 5638 PAGE 406

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard B. Klein	First Tennessee Bank N. A. Memphis	155-16-38
(NAME)	(NAME)	
5080 Kittrell Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	
(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 Richard B. Klein and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James Monroe Duncan and wife, Cynthia D. Duncan

have this day bargained and sold, and do hereby transfer and convey unto the said Richard B. Klein

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

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section II, Pasquo Park, as of record in Book 3600, page 77, Register's Office for said County, as follows:
Beginning at a point on the west margin of Kittrell Road, at the corner of Lots Nos. 48 and 49; thence south with the road, 141.4 feet to a monument; thence with a curve, southwesterly 39.3 feet to a point in the north margin of Cambron Drive; thence west with said drive, 179 feet to the southeast corner of Lot No. 50; thence north with the line between Lots 49 and 50, 166.4 feet to a monument at the corner of Lots 48 and 49; thence east with the line of said lots, 204 feet to the beginning.

Being the same property conveyed to James Monroe Duncan and wife, Margaret Louise Duncan by deed from Pasquo Park Company, a partnership, of record in Book 4234, page 605, Register's Office for Davidson County, Tennessee, and to James Monroe Duncan by deed from Margaret Louise Duncan, of record in Book 4750, page 488, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3600, page 77, Register's Office for said County, shows an Owner's Certificate, a 100 foot minimum building setback line from Kittrell Drive, a 40-foot minimum building setback line from Cambron Drive and a 10-foot easement for public utility and drainage purposes; and restrictive covenants of record in Book 3870, page 12, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $56,500.00

Subscribed and sworn to before me, this the 14th day of August 1980

Affiant

My commission expires: 7-22-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5080 Kittrell Drive, Nashville, Tennessee 37221
(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 14th *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.*

James Monroe Duncan

Cynthia D. Duncan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* James Monroe Duncan and wife, Cynthia D. Duncan

the within named bargainorS, 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* 14th *day of* August, *19* 80

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

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 .....

6181

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

G-238515

WARRANTY DEED

FROM
James Monroe Duncan and wife,
Cynthia D. Duncan
TO
Richard B. Klein

G.O.2871

IDENTIF. REFERENCE

AUG 18 10 13 AM '80

FELIX Z. WILSON II REGISTER
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 5638 PAGE 408

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
			56500.00-	CO
			146.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	153.40-
6181A08/18/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 2 8 7 1

IDENTIF. REFERENCE

AUG 18 10 13 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774239