ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES M. KLINE et ux	FIRST TENNESSEE BANK N.A. MEMPHIS	131-10-9
(NAME) 4608 Toddington Drive	(NAME) P.O. Box 474	FH-09905
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

LYNCH D. BENNETT, JR. and wife, SUZANNE BENNETT,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. KLINE and wife, IMELDA P. KLINE, whose signatures below evidence their acceptance of the obligations contained herein with respect to the VA assumption, 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. 16 on the Plan of Seven Hills, Section Three, of record at Book 2663, page 89, Register's Office for said County.

Said Lot No. 16 fronts 203.2 feet on the easterly margin of Toddington Drive, and extends back 318.0 feet on the northerly line, and 347.9 feet on the southerly line, to a line on the rear on which it measures 211.2 feet.

Being all the same property conveyed to Lynch D. Bennett and wife, Suzanne Bennett by deed from Jeannette Rahe Willis and husband, Larry G. Willis of record in Book 5612, page 109, Register's Office for Davidson County, Tennessee.

Lynch D. Bennett and Lynch D. Bennett, Jr. being one and the same person.

As part of the consideration for this transfer, the Grantees hereby agree to the assumption of one certain trust deed dated June 10, 1980 , and filed for record June 12, 1980 in the Register's Office for Davidson County, Tennessee at Book 5612, page 112, and note of even date thereby secured, in the original principal amount of $59,500.00 payable to First Tennessee Bank N.A. Memphis. The Grantee further hereby assumes the obligations of Lynch D. Bennett, Jr. and wife, Suzanne Bennett under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Further, all title and interest in the escrow account held in connection with aforesaid note and deed of trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record at Book 2881, page 552; to the limitations shown on the Plan of record at Book 2663, page 89, said Register's Office; and to 1981 property taxes which are being*

This is improved (~~xx~~ xx) property, known as 4608 Toddington Drive, Nashville, Tennessee 37215
(House Number) (Street) (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 15th day of June, 1981.

LYNCH D. BENNETT, JR. SUZANNE BENNETT JAMES M. KLINE IMELDA P. KLINE

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNCH D. BENNETT, JR. and wife, SUZANNE BENNETT and JAMES M. KLINE and wife, IMELDA P. KLINE

the 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 15th day of June, 1981.

My commission expires 10-15-83 Notary Public

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 JAMES M. KLINE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1981.

My commission expires:_____

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 1981, before me personally appeared JAMES M. KLINE, to me known to be the person who executed the foregoing instrument in behalf of IMELDA P. KLINE, and acknowledged that he executed the same as the free act and deed of said IMELDA P. KLINE for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 1981.

My commission expires:_____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 131,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James M. Kline

Sworn to and subscribed before me
this 15th day of June, 1981

My commission expires 10-15-83 Notary Public

This instrument was prepared by:

G. Philip Anderson, Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

*prorated and which the Grantees assume in full.

1455 WARRANTY DEED - CHECK
347.10

FROM
LYNCH D. BENNETT, JR. and wife,
SUZANNE BENNETT

TO
JAMES M. KLINE and wife,
IMELDA P. KLINE

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED
JUN 16 12 18 PM '81
FELIX Z. WILCOX, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

File Box 19

RUSH

64646

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			131000.00- CO	
			340.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	347.10-
1495A06/16/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64,044 6

T
IDENTIF. REFEREN

JUN 16 12 18 PM '81

FELIX Z. WILSON, II REGIS
DAVIDSON COUNTY, TEN

No. 827589