File 41

7878 07/21 120.00- CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W. Craig Klausner et ux (NAME)	Mercantile Mortgage Company (NAME)	86-10-17
3605 Quail Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	BOOK 5772 PAGE 738
Hermitage, TN. 37076 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Phillip C. Eyer and wife, Betty P. Eyer to Wayne R. Tate, Trustee, of record in Book 5609, page 990, Register's Office for Davidson County, Tennessee;

PHILLIP C. EYER and wife, BETTY P. EYER

have bargained and sold, and by these presents do transfer and convey unto the said W. CRAIG KLAUSNER and wife, BARBARA L. KLAUSNER

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. 42 on the Plan of Chapelwood, Section 2, of record in Book 5200, page 83, Register's Office for said County.

SAID Lot No. 42 fronts 90 feet on the southerly side of Quail Drive and extends back 130 feet on the easterly line and 104.18 feet on the westerly line to a dead line, measuring 50.66 feet thereon.

BEING the same property conveyed to Phillip C. Eyer and wife, Betty P. Eyer by deed from Theodore H. Pailet, Trustee, of record in Book 5609, page 987, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TENN.
JUL 21 3 08 PM '81
IDENTIF. REFERENCE

65.1-602

This is improved (X) unimproved ( ) property, known as 3605 Quail Drive, Hermitage, TN. 37076
(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 21st day of July, 19 81.

Phillip C. Eyer
PHILLIP C. EYER

Betty P. Eyer
BETTY P. EYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5772 PAGE 739

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip C. Eyer and wife, Betty P. Eyer

the 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 21st day of July, 19 81.

My commission expires 7-21-84 Notary Public Dorothy C. Wilson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Phillip C. Eyer

Sworn to and subscribed before me
this 21st day of July, 19 81.

My commission expires 7-21-84 Notary Public Dorothy C. Wilson

This instrument was prepared by:

Name	Address
Guaranty Escrow Services	705 American Trust Bldg., Nashville, TN. 37201

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Phillip C. Eyer and wife,

Betty P. Eyer

TO

W. Craig Klausner and wife,

Barbara L. Klausner

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5772 PAGE 740

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
			44000.00- CO	
			114.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 120.90-	
7872A07/21/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

602

G 5. 1- 6. C

IDENTIF. REFERENCE

JUL 21 3 08 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 833738