9801

BOOK 5939 PAGE 463

H 0 9 2 4 6

IDENTIF. REFERENCE

SEP 21 8 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$47,892.21 Garry Farris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF September, 19 82

Ollie Mitchell
Notary Public

MY COMMISSION EXPIRES: April 12, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garry Farris (NAME)	Bailey Mortgage Company (NAME)	Map 76-5
4940 Shadow Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	Parcel 54
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39205 (CITY) (STATE) (ZIP)	4D-68401

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William E. R. Kloppe, III and wife, Kristina L. Kloppe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garry Farris and wife, Shannon H. Farris

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 49 fronts 70 feet on the northwesterly side of Shadow Lawn Drive and extends back 260 feet on the southerly line and 222.69 feet on the northerly line to a dead line in the rear measuring 79.32 feet thereon.

BEING the same property conveyed to William E. R. Kloppe III and Kristina L. Kloppe, his wife, by deed from Larry Jones, and Gloria A. Jones, his wife, d/b/a Regency Homes, of record in Book 5268, page 154, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4938, page 337, said Register's Office, and easements and setback lines as shown on the recorded plat.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain Deed of Trust filed of record in Book 5268, page 156, said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 4940 Shadow Lawn Drive (House Number) (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 10th day of September, 19 82

WILLIAM E. R. KLOPPE, III: William E. R. Kloppe, III

KRISTINA L. KLOPPE Kristina L. Kloppe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5939 PAGE 464

Personally appeared before me, the undersigned III, a Notary Public in and for said County and State, the within named William E.R.Kloppe /and wife, Kristina L. Kloppe

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 Hermitage, Tennessee, this 10th day of September, 19 82

Commission expires April 12, 1983

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WILLIAM E. KLOPPE AND WIFE,
KRISTINA L. KLOPPE

TO
GARRY FARRIS AND WIFE,
SHANNON H. FARRIS

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5939 PAGE 465

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
			47892.21-	CO
			124.54	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 131.04-
9801A09/21/82				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H09246

T. IDENTIF. REFERENCE

SEP 21 8 54 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900639