WARRANTY DEED

BOOK 6024 PAGE 174

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57923.96

X Anth [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF March, 19 83

[illegible]
Notary Public

MY COMMISSION EXPIRES: 10-2[illegible]

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214C
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY J. KLASSEN (NAME)	ENGLE MORTGAGE COMPANY, INC. (NAME)	4D 60856
4731 KALAMATH DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	64-12
OLD HICKORY, TN 37138 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, AL 35201 (CITY) (STATE) (ZIP)	Part 12

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 F. EDELEN, JR. AND WIFE, VIRGINIA D. EDELEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY J. KLASSEN AND WIFE, MONTE I. KLASSEN

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. 360 ON THE PLAN OF SECTION FOUR, SHERWOOD FOREST, OF RECORD IN BOOK 4460, PAGES 182 AND 183, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 360 FRONTS 78.00 FEET ON THE NORTHEASTERLY MARGIN OF KALAMATH DRIVE AND EXTENDS BACK 193.33 FEET ON THE NORTHWESTERLY LINE AND 197.66 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 126.06 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. EDELEN, JR. AND WIFE, VIRGINIA D. EDELEN BY DEED FROM PETER A. GATI AND WIFE, JUDITH B. GATI OF RECORD IN BOOK 5310, PAGE 470, REGISTER'S OFFICE FOR SAID COUNTY.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5310, PAGE 473, AND RERECORDED IN BOOK 5315, PAGE 977, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS, BY THE MORTGAGEE.

This is unimproved ( ) improved ( ) property, known as 4731 KALAMATH DRIVE, OLD HICKORY, TENNESSEE 37138
(House Number) (Street) (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 18th day of ~~FEBRUARY~~ March, 19 83

William F. Edelen Jr.
WILLIAM F. EDELEN, JR.

Virginia D. Edelen
VIRGINIA B. EDELEN

by Anne Hunter atty in fact

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6024 PAGE 175

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named VIRGINIA D. EDELEN

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 day of FEBRUARY, 19 83

Commission Expires 10-21-84

Notary Public

STATE OF
County

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 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAR 21 2 03 PM 83
RECEIVED FOR REFERENCE

H 37295

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ON THIS THE 18TH DAY OF MARCH, 1983, BEFORE ME PERSONALLY APPEARED JANE MARTIN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF WILLIAM F. EDELEN, JR., AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID WILLIAM F. EDELEN.

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC, THIS 18TH DAY OF MARCH, 1983 AT NASHVILLE, TENNESSEE.

MY COMMISSION EXPIRES 10-21-84

Notary Public

Mail to: P.O. Box 140255 Nashville, Tn. 37214

WARRANTY DEED

FROM
WILLIAM F. EDELEN ET UX

TO
ANTHONY J. KLASSEN

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6024 PAGE 176

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
			55523.56- CO	
			165.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.24-	
			4696A03/21/03 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H37265

IDENTIF. REFERENCE

MAR 21 2 03 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936605