60710

STATE OF TENNESSEE

WARRANTY DEED

BOOK 6245 PAGE 914

COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of Ten and no/one-hundredths dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Federal Home Builders, Inc., an Alabama corporation (herein referred to as Grantor), has this day bargained and sold, and does hereby transfer and convey an undivided fifty five percent (55%) interest unto Donald R. Klossner and wife, Dale R. Klossner and an undivided forty five percent (45%) interest unto Tenna Ltd., a Tennessee limited partnership (the said parties herein jointly referred to as Grantees), their heirs and assigns, in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 157, of Valley Brooke Subdivision of record in Book 5800, page 74, Register's Office for said County, to which plan reference is here made for a more particular description thereof.

The above described property is conveyed subject to Restrictive Covenants of record in Book 5903, page 668 and to building setback lines and easements of record in Book 5800, page 74 Register's Office for said County.

This is part of the property which was acquired by Grantor from Robert E. Earheart and wife, V. Lucretia Earheart, by that certain warranty deed, dated December 31, 1982, which is recorded in Book 5990, page 651, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1984 taxes, the above referenced restrictions, easements, and setback lines. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, David J. Davis, President of Federal Home Builders, Inc., has executed this deed for and in behalf of the said corporation and Nell S. Glass, as Secretary, has affixed the seal for said corporation, on this 29th day of February, 1984.

ATTEST:

Nell S. Glass
Its Secretary

FEDERAL HOME BUILDERS, INC.

By: Nell S. Glass
Its President

STATE OF ALABAMA

LEE COUNTY

Before me, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, personally appeared David J. Davis, and Nell S. Glass, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of Federal Home Builders, Inc., the within named bargainor, a corporation, and that they, as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary, respectively.

Witness my hand and seal, in Opelika, Lee County, Alabama, on this 29th day of February, 1984.

Ira Weissinger, Jr.
Notary Public, State at Large
My Commission Expires: 2-1-85

I0 7 7 0 7

IDENTIF. REFERENCE

MAR 9 11 23 AM '84

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

03/09 150.50- Check

3310

STATE OF ALABAMA

COUNTY OF LEE

BOOK 6245 PAGE 915

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,400.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Federal Home Builders, Inc.

By: _____
Its President

Sworn to and subscribed before me on this 29th day of February, 1984.

_____
Notary Public, State at Large
My Commission Expires: 2-1-85

Address of new owners to	SEND TAX BILLS TO:	Map or Parcel Numbers
Donald R. Klossner 805 Gina Brooke Drive Hermitage, TN 37076	Same	4D-12990 87-13-15

This instrument prepared by Ira Weissinger, Jr., Attorney at Law, 318 N. College St., Auburn, AL 36830.

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

RECEIVED OF _____

FOR _____

BOOK 6245 PAGE 916

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

55400.00- CAMT.
144.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.54-
881DA03/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10707

IDENTIF. T REFERENCE

MAR 9 11 23 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18848