This instrument prepared by Richard A. Northcutt, Atty, Woodbury, TN

map 83-3
par. 75

WARRANTY DEED

For and in consideration of the amount and sum of FORTY FOUR THOUSAND FIVE HUNDRED FIFTY AND NO/100 ($44,550.00) DOLLARS cash in hand paid to us this date by PAUL KLAPPER and wife, NANCY KLAPPER, the receipt of which being hereby acknowledged, WE, THOMAS A. GRAVES and wife, CAROLYN P. GRAVES, have bargained and sold, and by these presents do transfer and convey unto the said PAUL KLAPPER and wife, NANCY KLAPPER, their heirs and assigns, a certain tract or parcel of realty lying, described as follows, to wit:

BOOK 6476 PAGE 761

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Pontotoc Subdivision as of record in Book 547, Page 113, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the northerly side of Pontotoc Avenue and runs back between parallel lines 157 feet to a line in the rear on which it measures 60 feet.

For source of title, reference is made to a certain Warranty Deed executed by John W. Darnell and wife, Judy G. Darnell, in a conveyance to Thomas A. Graves and wife, Carolyn P. Graves, dated July 7, 1977, and of record in Deed Book 5169, Page 696, Register's Office, Davidson County, Tennessee.

It is agreed and understood that possession of the premises shall be granted with delivery of this Deed. It is further agreed and understood that the 1985 property taxes shall be assumed by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of realty, together with the appurtenances, estate, title and interest thereto belonging to the said Paul Klapper and wife, Nancy Klapper, their heirs and assigns, forever.

And we do covenant with the said Paul Klapper and wife, Nancy Klapper, that we are lawfully seized and possessed of said land in fee simple; that we have a good and perfect right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said

01/17 [illegible] CHECK

4:33

land to the said Paul Klapper and wife, Nancy Klapper, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands at Nashville, Tennessee, this 14th day of January, 1985.

BOOK 6476 PAGE 762

Thomas A. Graves
THOMAS A. GRAVES

Carolyn P. Graves
CAROLYN P. GRAVES

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named THOMAS A. GRAVES and wife, CAROLYN P. GRAVES, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 1985.

Vicki L. Robbins
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-1-87

Send Tax Bill To: Mr. Paul Klapper
+ New Owner 2105 Pontotoc Avenue
Nashville, TN 37206

1.7.5.0 3.

T. IDENTIF. REFERENCE

JAN 17 2 22 PM '85

FEE $ 11.50 REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 44,550.00
Paul R. Klapper
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17 DAY OF January 19 85.
J. Chandler
Deputy Register

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

RECEIVED OF _____

FOR _____

BOOK 6476 PAGE 763

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
			44550.00- CAMT.	
			116.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.20-
4433A01/17/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 5 0 3 I

IDENTIF. REFERENCE

JAN 17 2 22 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102029