File 304
38

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kevin Rolf | Dobson & Johnson, Inc. | |
| (NAME) | (NAME) | |
| 285 Ocala Drive | One Commerce Place, Suite 1800 | MAP 162-5 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37239 | PARCEL 103 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- BOOK 6514 PAGE 799

---------- $10.00 ---------- *Dollars,*

cash in hand paid by Kevin Rolf and wife, Sandy Rolf and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Kevin Rolf and wife, Sandy Rolf have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $55,000.00 secured by deed of trust of record in Book 6082, page 661, Register's Office for Davidson, Tennessee.

David E. Klutsenbaker, and wife, Shirley Klutsenbaker

*have this day bargained and sold, and do hereby transfer and convey unto the said* Kevin Rolf, and wife, Sandy Rolf

*certain real estate in Davidson County, Tennessee, as follows.* *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Hickory Valley Subdivision, Section I, as of record in Book 4175, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David E. Klutsenbaker and wife, Shirley M. Klutsenbaker, by deed from Stephen G. Horton and wife, Jean S. Horton of record in Book 6082, page 658, Register's Office of Davidson County, Tennessee.

I 9 0 6 4 8

IDENTIF. REFERENCE

MAR 21 8 28 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,491.26

Subscribed and sworn to before me, this the 18th day of March, 19 85

Affiant Kevin J. Rolf

My commission expires 3-20-87 (Affix Seal)

Notary Public Judy A Dobbs

This is improved ( ) property known as 285 Ocala Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 18th *day of* March *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHEC

03/21/84

David E. Klutsenbaker

Shirley Klutsenbaker

589

RECORDED 8:00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* David E. Klutsenbaker and wife, Shirley Klutsenbaker

*the within named 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* 18th *day of* March, *19* 85

Judy A Dobbs
*Notary Public*

*Commission expires* 5-20-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

*Notary Public*

*Commission expires* .....

**WARRANTY DEED**

FROM
David E. Klutsenbaker etux

TO
Kevin Rolf etux

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

68491.26- CAMT.
178.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
0589A03/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 0 6 4 8

IDENTIF. REFERENCE

MAR 21 8 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117716