THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Barbara Ann Klasen
935 Evans Road
Nashville, Tennessee 37204

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
OH-7376
132-1-135

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BOX B

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce B. Hobbs, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Barbara Ann Klasen hereinafter called the Grantee, Grantee's 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. 32 on the plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for said County.

SAID Lot No. 32, which is a corner lot, fronts 125.0 feet on the southerly margin of Evans Road and fronts 128.7 feet on the easterly margin of Outer Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 166.5 feet on the easterly line and 157.9 feet on the southerly line to a point of intersection.

BEING the same property conveyed to David Thompson Hobbs and wife, Joyce Bauman Hobbs by deed from Hugh P. Hobbs, Jr. and wife, Betty T. Hobbs, of record in Book 4494, page 815, said Register's Office. David Thompson Hobbs and Joyce Bauman Hobbs have since been divorced by Final Decree, Doc. No. 62601, Fourth Circuit Court of Davidson County, Tennessee, a certified copy of which is of record in Book 4906, page 585, said Register's Office. Said Decree divests subject property out of David Thompson Hobbs and vests it into Joyce Bauman Hobbs.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 935 Evans Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of June, 1985.

J.I. 0 3: 8 i'
IDENTIF. REFERENCE
JUN 5 12 PM '85
DAVIDSON COUNTY, TN

Joyce B. Hobbs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of June, 1985, before me personally appeared Joyce B. Hobbs, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 133,000.00.

Barbara A. Klasen
Affiant

Subscribed and sworn to before me, this the 3rd day of June, 1985.

My Commission Expires: Nov 1, 1987

Notary Public

WARRANTY DEED

from:
Joyce B. Hobbs, unmarried

to:
Barbara Ann Klasen

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

(TN-23584)

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
			133000.00- CAMT.	
			346.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	352.30-
4888A	06/05/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J10361

IDENTIF. REFERENCE

JUN 5 12 59 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141398