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

WARRANTY DEED

349215 File Book #35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon H. Kaas	Same	
(NAME)	(NAME)	
2713 Oakland Avenue		MAP 117-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		PARCEL 162
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6645 PAGE 951

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Jon H. Kaas and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Tennie Bell Barksdale, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Jon H. Kaas

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

Land in Davidson County, Tennessee, described as follows, to wit:

The northerly 18 feet of Lot No. 133 and the southerly 40 feet of Lot No. 134 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 133 and 134 front together 58 feet on the westerly side of Oakland Avenue and run back westerly between parallel lines 161.5 feet to an alley.

Being the same property conveyed to P. S. Barksdale and wife, Tennie Bell Barksdale by deed from Herman J. Malwitz and wife, Vesta W. Malwitz of record in Book 1290, page 103, Register's Office for Davidson County, Tennessee, the said P. S. Barksdale having since died.

3335.4

IDENTIFICATION REFERENCE

SEP 3 12 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 93,000.00

Subscribed and sworn to before me this the 30th *day of* August *19* 85

Affiant Jon H Kaas

My commission expires: 5-20-87 *(Affix Seal)*

Notary Public Judy A Dobbs

This is improved (X) unimproved ( ) property, known as 2713 Oakland Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 30th *day of* August *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.*

Tennie Bell Barksdale

Tennie Bell Barksdale

BOOK 6645 PAGE 982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Tennie Bell Barksdale

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* August, *19* 85.

Judy A Dobbs
Notary Public

Commission expires 5-20-87

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 (or proved to me on the basis of satisfactory evidence), 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

Tennie Bell Barksdale

TO

Jon H. Kaas

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 _____ BOOK 6645 PAGE 983

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

93000.CO- CANT.
241.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 248.30-
3202A09/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33354

IDENTIFICATION REFERENCE

SEP 3 12 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169033