20x30

BOOK 6543 PAGE 370

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 63900.00

Subscribed and sworn to before me, this the 25 day of July 19 86

My commission expires: 1-10-89
(Affix Seal)

X Montrose W Simmons
Affiant

Kenneth C Gott
Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Montrose W. Simmons	ATLANTIC COAST MORTGAGE COMPANY
3271 Priest Woods Drive	3975 University Drive
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37217	Fairfax, Virginia 22030
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 108-16-0 180.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Brenda C. Jenkins Kleager and husband Ricky H. Kleager

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Montrose W. Simmons, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 24B, Zone Lot Division, Lots 10-12, 14, 24, 26, and 34 on the Plan of Section One, Percy Priest Woods, of record in Plat Book 5200 at page 472, and amended in Book 5200, page 652, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brenda C. Jenkins, unmarried, by deed recorded in Book 6193, page 725, Register's Office for Davidson County, Tennessee. The said Brenda C. Jenkins having since become Brenda C. Jenkins Kleager by marriage.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
AUG 7 2 10 PM '86

IDENTIFICATION REFERENCE

29522

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3271 Priest Woods Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 25 day of July 19 86

Brenda C. Jenkins Kleager
By: Frankie H. Jenkins
Brenda C. Jenkins Kleager
Attorney-In-Fact

Ricky H. Kleager
By: Frankie H. Jenkins
Ricky H. Kleager
Attorney-In-Fact

[redacted] [redacted]

State of Tennessee
County of _____

BOOK 6943 PAGE 371

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

State of Tennessee
County of Davidson

On this 25th day of July, 1986, before me personally appeared Frankie H. Jenkins, to me known or proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument in behalf of Brenda C. Jenkins Kleager and Ricky H. Kleager acknowledged that he executed the same as the free act and deed of said Brenda C. Jenkins Kleager and Ricky H. Kleager.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

BOOK 6943 PAGE 373 Box 29

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

RECEIVED OF _____

FOR _____

BOOK 6943 PAGE 372

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
			6350 [illegible]	
			176.32 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	177.45
			7625ACE/LT/CC REL	.1

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29522

IDENTIFICATION REFERENCE

AUG 7 2 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280766