BOOK 7130 PAGE 599

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 74,000.00

Subscribed, and sworn to before me, this the 20th day of January 19 87

My commission expires: 1-10-89

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Mortgagee
James M. Lee	CityFed Mortgage Company
403 Goldie Court	125 Belmont Drive
Goodlettsville, Tennessee 37072	Somerset, New Jersey 08873
STREET ADDRESS / CITY / STATE / ZIP	STREET ADDRESS / CITY / STATE / ZIP
MAP & PARCEL NO 34 5-32.00 G06151	

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, Stella Lee Kleiser, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James M. Lee and wife, Betsy A. Lee

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 PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 20 on the Plan of Gatewood Subdivision, Section 1, of record in Plat Book 3300 at pages 47 thru 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stella Lee Kleiser by Quitclaim deed from Robert J. Kleiser III, recorded in Book 5560 at page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

91529

IDENTIFICATION REFERENCE

FEB 6 3 49 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 403 Goldie Court, Goodlettsville, Tennessee 37072

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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of January 19 87

Stella Lee Kleiser

Stella Lee Kleiser

State of Tennessee
County of Sumner

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On this 20th day of January, 19 87, before me personally appeared Stella Lee Kleiser, unmarried 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 her free act and deed.

Witness my hand and official seal.
My Commission expires:
1/10/89

Notary Public
Doris M. Freeman

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

TENNESSEE TITLE & TRUST, Inc.

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

7409 .. 3- CANT
287.20 CSTAX
.50 PRFEE
6.00 WDEED
CASH 213.70-1
791[illegible]2/06/87 BAL .0"

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91529

IDENTIFICATION REFERENCE

FEB 6 3 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.43331