Box 27

BOOK 7190 PAGE 680 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Carl A. Klug
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1987

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP PARCEL NUMBERS
Carl A. Klug (NAME)	Bailey Mortgage Company (NAME)	173-1-53
644 Monte Carlo Drive (STREET ADDRESS OR ROUTE NUMBER)	162 East Amite Street (STREET ADDRESS)	5DU-26159
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Jackson, Mississippi 39201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE, Phillip R. Smith and wife, Deborah W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl A. Klug and wife, Grace T. Klug

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 365, on the Plan of Section 1, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 365 fronts 100.00 feet on the westerly margin of Monte Carlo Drive and extends back 123.01 feet on the southerly line and 158.20 on the northerly line to a dead line in the rear, measuring 57.38 feet thereon.

BEING the same property conveyed to Phillip R. Smith and wife, Deborah W. Smith, by deed from John C. Gray and wife, Deborah J. Gray of record in Book 5485, page 386, Register's Office for Davidson County, Tennessee.

The property herein coveyed is subject to restrictive covenants of record in Book 4781, page 365, said Register's Office, and to the matters set forth in the above referenced plan of record.

10792

IDENTIFICATION REFERENCE

APR 3 8 32 AM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

This is improved (XX) property, know as 644 Monte Carlo Drive, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 convenant 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 their hands this 27th day of March, 1987

Phillip R. Smith

Phillip R. Smith

Deborah W. Smith

Deborah W. Smith

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip R. Smith and wife, Deborah W. Smith

the 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 27th day of March, 19 87

Commission expires November 1, 1987

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
Phillip R. Smith and wife,

Deborah W. Smith

TO
Carl A. Klug and wife, Grace

T. Klug

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

[illegible] CMT.
215.00 STTAX
.50 [illegible]
6.00 [illegible]
CHECK 221.50-
DB17804/03/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10792

IDENTIFICATION REFERENCE

APR 3 8 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64753