BOOK 7355 PAGE 523

WARRANTY DEED

FROM RICHARD D. KLASEN

ADDRESS NEW OWNER(S) AS FOLLOWS:	
JAMES C. ALLEN and wife, LINDA S. ALLEN 1304 Old Hickory Blvd., Brentwood, TN 37027	
SEND TAX BILLS TO: SAME	
PREPARED BY: DOAK & HOLLAND, ATTORNEYS, 2740-A Old Lebanon Road, Nashville, TN 37214	MAP-PARCEL NOS. 159/28

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00 Affiant James C Allen

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 September 1987
DATE

NOTARY PUBLIC

5-13-89
COMMISSION EXPIRES

AFFIX SEAL

FOR AND in CONSIDERATION OF the sum of ----------TEN & 00/100----------

----------($10.00)---------- DOLLARS

and other good and valuable consideration in hand received from Grantees.

6 6 1 8 1

IDENTIFICATION REFERENCE

SEP 18 8 51 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RICHARD D. KLASEN GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES C. ALLEN and wife, LINDA S. ALLEN

their (his, her, its) heirs, successors and assigns.

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in Davidson County, Tennessee, being all of Lot 2 of the Subdivision of the F.F.Elliott property as recorded in Book 4885, Page 168, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the northerly right-of-way of Old Hickory Blvd. at the southwest corner of said Lot 2 and the southeast corner of Lot 1, of the F.F.Elliott Subdivision; thence north 14 degrees 54 minutes east 435.6 feet to an iron pin; thence north 75 degrees 06 minutes west 239.2 feet to an iron pin on the easterly line of the Henry Z. Lipscomb Estate; thence north 36 degrees 00 minutes east 425.1 feet to an iron pin on the southerly line of property belonging to T.C.Summers as recorded in Book 4855, Page 160, Register's Office for Davidson County, TN; thence south 79 degrees 48 minutes east 361.0 feet to an iron pin making the northeast corner of said Lot 2 and the northwest corner of property belonging to William A. Darden as recorded in Book 4187, Page 357, Register's Office of Davidson County, TN; thence south 15 degrees 00 minutes west 862.8 feet to a fence post on said northerly right-of-way of Old Hickory Blvd.; thence along the northerly right-of-way of Old Hickory Blvd north 75 degrees 06 minutes west 274.4 feet to the point of beginning, containing 6.82 acres, more or less.

BEING the same property conveyed to Richard D. Klasen by deed from Barbara A. Klasen of record in Book 6550, Page 228, and by deed from William G. Todd and wife, Laura P. Todd of record in Book 5721, Page 12, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1304 Old Hickory Boulevard, Brentwood, TN 37027
Number Street City State Zip

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, successors and assigns, forever.

AND I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND I, Grantor do(es) further covenant and bind myself and my heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantees, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of September 1987

LYNDA D. KLASEN, wife of Richard D. Klasen, joins in execution of this instrument for the purpose of conveying any interest she might have in the above described property.

Richard D. Klasen
RICHARD D. KLASEN

Lynda D. Klasen
LYNDA D. KLASEN

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named RICHARD D. KLASEN and wife, LYNDA D. KLASEN,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 15th day of September 19 87

5-15-89
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

550000.00- CAMT.
1540.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1546.50-
3697A09/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 1 8 1

IDENTIFI REFERENCE

SEP 18 8 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17338