FORM NO. WD-1

BOOK 7688 PAGE 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000

William C. Klausner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF October, 1988

William Bruce
Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William B. Bruce
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
William C. Klausner, et ux (NAME)	SAME (NAME)	148-16
2400 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PO-74
Nashville, Tennessee (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	2 DU 14030

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, MARTHA R. WALLACE, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. KLAUSNER AND WIFE, RUBY PEARL KLAUSNER

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:

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence S 69°30' E 93.13 feet to the point of beginning: thence leaving the said R.O.W. of Antioch Pike N 22°49'11" E 160.0 feet to a point; thence N 9°17'23" E 122.16 feet to a point; thence N 47°00'52" E 50.25 feet to a point; thence S 37°10' E 271.52 feet to a point; thence S 52°50' W 71.00 feet to a point; thence N 37°10' W 60.0 feet to a point; thence S 52°50' W 179.35 feet to a point in the northerly margin of Antioch Pike; thence with said margin N 69°30' W 50.0 feet to the point of beginning, said tract containing 0.92 acres, more or less.

SUBJECT TO AND INCLUDING a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southwesterly corner of the above described tract; thence along the northerly R.O.W. margin of Antioch Pike S 69°30' E 14.0 feet to the point of beginning; thence leaving said R.O.W. of Antioch Pike N 22° 49'11" E 174.03 feet to a point; thence N 69°37'26" W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16°25' E 14.0 feet to a point; thence leaving said 18 foot alley S 69°37'26" E 111.01 feet to a point; thence S 22°49'11" W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69°30' E 14.0 feet to the point of beginning.

Being part of the same property conveyed to F. Compton Wallace from A.T. Hessey, George F. Kersey and Clyde W. Middleton, Trustees of the Antioch United Methodist Church being authorized to act by Quitclaim Deed in Book 5914 Page 562 and by Warranty Deed in Book 5904, Page 272, Register's Office for Davidson County, Tennessee. The said F. Compton Wallace having since died, and devised said property to Martha R. Wallace, as devisee under his will of record in Will Book 162, Page 87, Probate Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2400 Antioch Pike, Nashville, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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 my hand this 27th day of October, 19 88

Martha R. Wallace
Martha R. Wallace

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, William B. Bruce, a Notary Public in and for said County and State, the within named Martha R. Wallace, a widow

the 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 27th day of October, 19 88.

William B. Bruce Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

1659 10/27 0101 03 CHECK 518.00

WARRANTY DEED

FROM

MARTHA R. WALLACE, a widow

TO

WILLIAM C. KLAUSNER and wife, RUBY PEARL KLAUSNER

ATTORNEYS TITLE A Minnesota Title Company

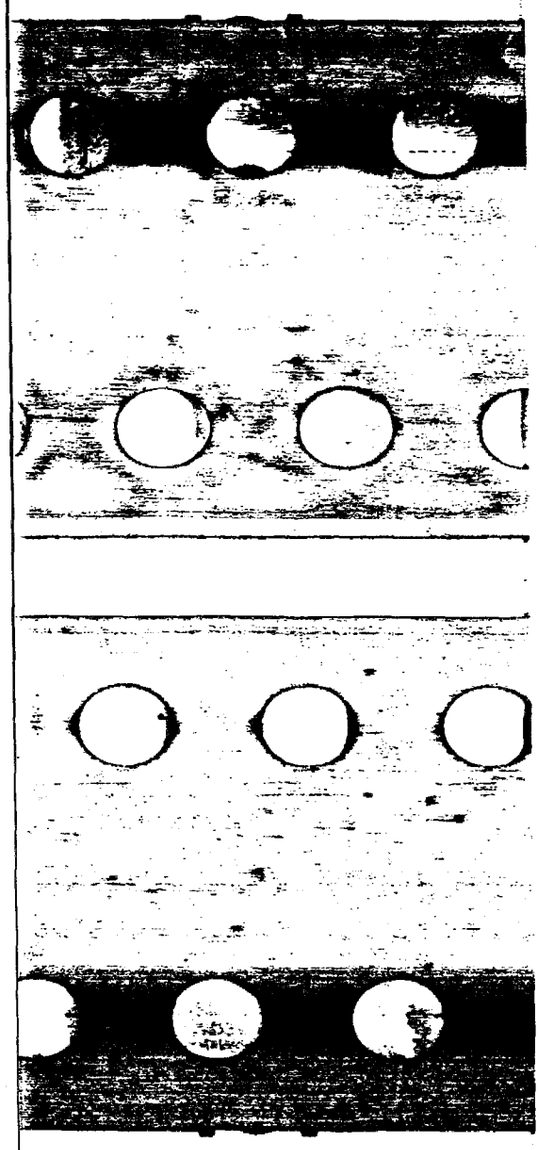
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8031.3

IDENTIFICATION REFERENCE

Oct 27 3 51 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



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

CAMT 155000.00
CON TX 511.50
PRFEE 0.50
WDEED 6.00
TOTAL 518.00
CHECK 518.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/27/88 01 15:52 0001 1659

8.03 F.3.

IDENTIFICATION REFERENCE

OCT 27 3 51 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148396