FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,626.52

Danny W. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 89

Judy Braud
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

BOOK 7823 PAGE 822

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Danny W. Morris (NAME)	First Interstate Mortgage (NAME)	MAP 136-13
2717 Park Dale Drive (ADDRESS)	245 S. Los Robles Avenue (ADDRESS)	PARCEL 143.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	2D-76449

FOR AND 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, Jesse W. Klapheke and wife, Theresa A. Klapheke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny W. Morris and wife, Patty L. Morris

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.

Being Lot No. 3 on the Plan of Park Dale Subdivision of record in Plat Book 6200, Page 597, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jesse W. Klapheke and wife, Theresa A. Klapheke by deed from Jack Williams Construction Company, Inc. of record in Book 7485, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7472, page 531 Register's Office for said County.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 3, 1988, and filed for record March 8, 1988, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7485, page 804, and note of even date thereby secured, in the original principal amount of $70,600.00 payable to Biltmore Mortgage Company (now being serviced by First Interstate Mortgage Company), which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Jesse W. Klapheke and wife, Theresa A. Klapheke under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

unimproved ( )
This is improved (X) property, known as 2717 Park Dale Drive, Nashville, Tennessee 37217
(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 our hand s this 21st day of April 19 89

Jesse W. Klapheke by Kathy Stacy, Atty in Fact

Jesse W. Klapheke

Theresa A. Klapheke by Kathy Stacy, Atty in Fact

Theresa A. Klapheke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7823 PAGE 823

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse W. Klapheke and wife, Theresa A. Klapheke

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of April 19 89

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of April, 1989, before me personally appeared Kurt J. Steckel, to me known (or proved to me on the behalf of Jesse W. Kapheke and wife, Theresa A. Klapheke, and who acknowledged that he executed the same as the free act and deed of the said Jesse W. Klapheke and wife, Theresa A. Klapheke by virtue of that Power of Attorney, duly executed by the said Jesse W. Klapheke and wife, Theresa A. Klapheke and appearing of record in Book 7823, Page 821, respecitvely, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1989.

My Commission Expires:- 7-13-91

Notary Public

APR 25 9 37 AM '89

WARRANTY DEED

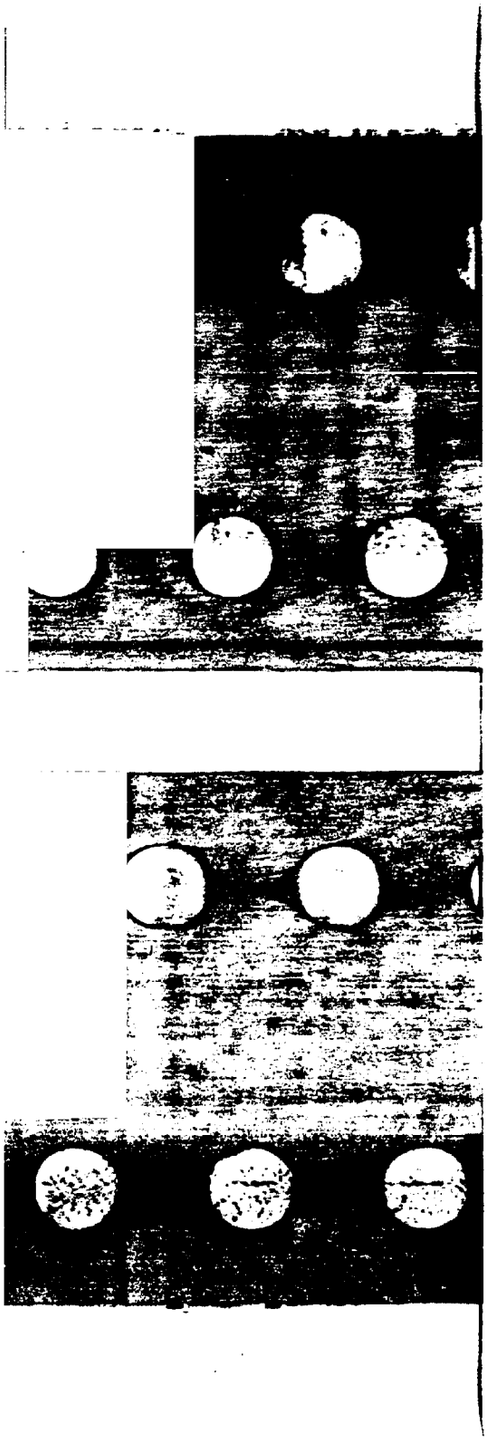
FROM
Jesse W. Klapheke and wife, Theresa A. Klapheke

TO
Danny W. Morris and wife, Patty L. Morris

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

8716 04/25 0101 CHECK 246.00



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

RECEIVED OF _____

FOR _____

BOOK 7823 PAGE 824

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 72626.52
CON TX 239.58
PRFEE 0.50
WDEED 6.00
TOTAL 246.08
CHECK 246.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/25/89 01 09:37 0001 8716

27369

IDENTIFICATION

APR 25 9 37 AM '89

FELIX Z. WILSON, II
REGISTER

No. 203065