This Instrument Prepared by:

KIRKSEY & CRON
109 Westpark Drive, Suite 360
P.O. Box 2427
Brentwood, Tennessee 37027
(615) 373-9990

mail

WARRANTY DEED

BOOK 8137 PAGE 750

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Betty C. Kleeman The Montclair, Unit 204 3818 West End Av. Nashville, TN 37205	Same	104-9K 204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $155,000.00.

Betty C. Kleeman
Affiant

Subscribed and sworn to before me this 8th day of June, 1990.

Notary Public

My Commission Expires: 1/3/93

RECEIVED
JUN 22 4 12 PM '90
STATE OF TENNESSEE
REGISTER'S OFFICE

86355

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H. CAMPBELL HAYNIE** (hereinafter "GRANTOR"), has bargained and sold, and by these presents does hereby transfer and convey unto **BETTY C. KLEEMAN** (hereinafter "GRANTEE"), her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. 204, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.
>
> Being the same property conveyed to H. CAMPBELL HAYNIE by deed from BancBoston Mortgage Corporation, a Florida corporation, of record in Book 7937, page 583, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1990 real property taxes.

2. Terms and provisions of the Master Deed Establishing Horizontal Property Regime of The Montclair, including the Plan of Condominium Units, the By-Laws and the other exhibits attached

[redacted]

thereto, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, said Register's Office.

3. Restrictive covenants contained in the Warranty Deed from West End Synagogue a/k/a/K.K.A.I Congregation, to Thomas E. Ledford, Trustee, of record in Book 6846, page 838, said Register's Office.

4. Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnefield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction, of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction, of record in Book 6902, page 109, said Register's Office.

5. All things and matters, on the Plan on The Montclair, of record in Book 6900, page 954, said Register's Office.

6. Easement granted by Montclair Condominiums Association, Inc., to Leah Fleisman Sonnefield and BancBoston Mortgage Corporation, of record in Book 7902, page 145, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns forever.

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND GRANTEE does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed this 18th day of June, 1990.

H. Campbell Haynie

H. CAMPBELL HAYNIE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

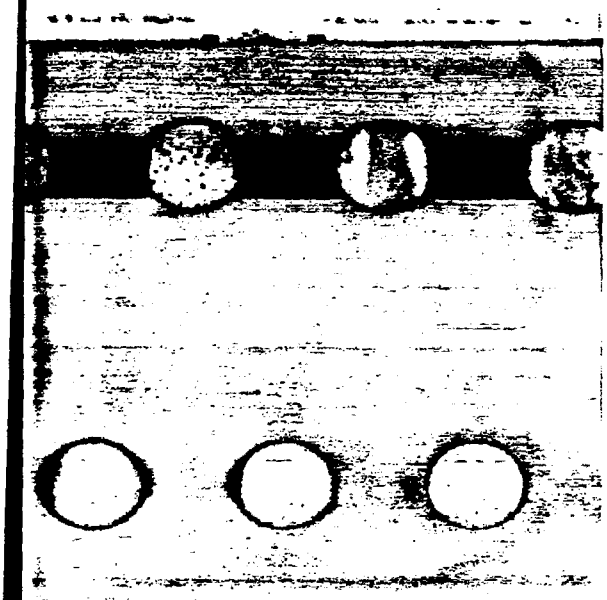
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, H. CAMPBELL HAYNIE, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

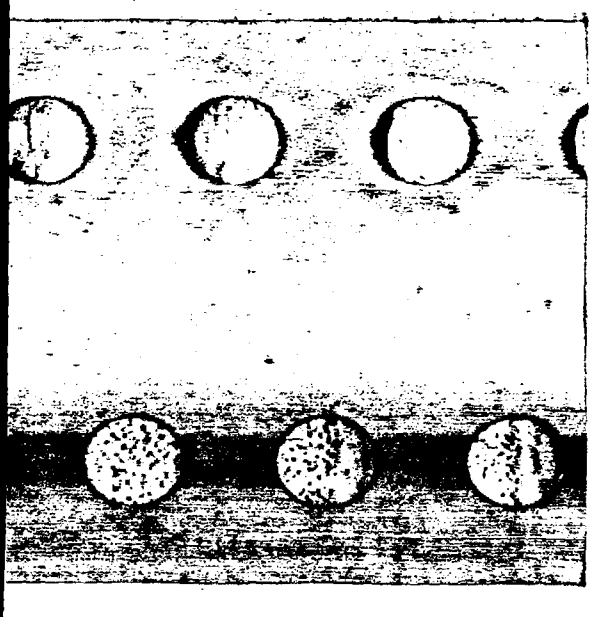
WITNESS my hand and seal this 18th day of June, 1990.

Notary Public

My Commission Expires: 1/3/93

[illegible] 06/22 0101 03CHECK 518.50





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

RECEIVED OF _____

FOR _____

BOOK 8137 PAGE 752

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

CAMT
155000.00
CON TX 511.50
PRFEE 1.00
WDEED 6.00
TOTAL 518.50
CHECK 518.50

06/22/90 01 16:12 0001 3333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36355

IDENTIFICATION REFERENCE

JUN 22 4 12 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 330951