Box 41

WARRANTY DEED BOOK 8681 PAGE 859

FROM: HILMAR KLEEMAN, Grantor

TO: BETTY KLEEMAN, Grantee

This instrument was prepared by:
James G. Martin III
Farris, Warfield & Kanaday
Suite 1900
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Property Taxes	Map-Parcel Numbers
Betty Kleeman 3818 West End Ave. #204 Nashville, Tn 37205	Same Same	Map 82-16 Parcel 424

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Six Thousand Two Hundred Thirty Three and 57/100 Dollars ($46,233.57).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of July, 1992.

Joanne L. Stanfield
Notary Public

My Commission Expires: 7/24/93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Hilmar Kleeman, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Betty Kleeman, Grantee, her heirs, successors, and assigns, his one-third undivided interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the re-subdivision plat of the Kleeman property of record in Book 5190, Page 263,in the Register's Office for Davidson County, Tennessee, and being more particularly described thereon:
>
> This tract contains a portion of the property conveyed to Karl M. Kleeman and wife, Amy E. Kleeman, by Deed from Elizabeth Scales and Fannie Cartwright dated April 16, 1952, and of record in Book 2043, page 209, in the Register's Office for Davidson County, Tennessee, and,

additionally contains part of the property conveyed to the said Karl M. Kleeman and wife, Amy E. Kleeman, by deed from Annie Maurine Welch Connally, dated December 26, 1956, and of record in Book 2644, page 564, in the said Register's Office.

This description was not taken from a previous Deed, but it references a plat of record and was drafted by Farris, Warfield & Kanaday on March 21, 1991.

The said Karl M. Kleeman died on May 11, 1972, and the entire fee in and to the described property then became vested in the said Amy E. Kleeman as the surviving tenant by the entirety.

Amy E. Kleeman died testate on June 5, 1977, leaving the said property to the said Hilmar Kleeman, Ernestyne Kleeman Osman Mueller, and Patricia Kleeman Goldstein, by her Will admitted to probate in the Probate Court for Davidson County, Tennessee, in case number 64537, which Will is of record in Book 5403, page 37, in the said Register's Office.

Ernestyne Kleeman Osman named in the said Will has remarried and is the same person as Ernestyne Kleeman Mueller.

This is improved property, known as 606 Main Street, Nashville, Tennessee.

This conveyance is expressly made subject to the lien for 1990 and 1991 taxes which have not been paid and will be paid by Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of a one-third (1/3) undivided interest in said land in fee simple; has a good right to convey his interest, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except

as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand his 20th day of July, 1992.

Hilmar Kleeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joanna L. Stanfield, a Notary Public of said County and State, Hilmar Kleeman, 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, at Office, this 20th day of July, 1992.

Joanna L. Stanfield
Notary Public

My Commission Expires: 7/24/93

7353 07/22 0101 03CHECK 133.94

29681

IDENTIF. REFERENCE

JUL 22 2 44 PM '92

FEE REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8681 PAGE 862

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	46233.57
CON TX	170.94
PRFEE	1.00
WDEED	12.00
TOTAL	183.94
CHECK	183.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7933

2.96811

IDENTIF. REFERENCE

JUL 22 2 44 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 552641