This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

ADDRESS NEW OWNER:
John W. Klekamp and Jessica E.S. Germond
2600 West Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 104-15
GROUP
PARCEL 125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, C.N. Dennard, a married person and Cindy L. Lockart Gibbs, a married person hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John W. Klekamp and Jessica E.S. Germond, tenants in common with the right of survivorship, 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:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 4 and the easterly 50 feet of Lot No. 5 on the map of Sunset Park, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 4 and 5 front together 75 feet on the northerly side of West Linden, formerly Sunset Avenue, and extend back between lines 161.5 feet, more or less, to a dead line.

Being the same property conveyed to C.N. Dennard, a married person, a 99% undivided interest, and Cindy L. Lockhart, a unmarried person a 1% undivided interest, by deed from Theckla Estelle Lowe Parker, unmarried, of record in Book 6821, page 916, Register's office for Davidson County, Tennessee.

Delores Dennard, wife of Charles N. Dennard and Michael J. Gibbs, husband of Cindy L. Lockhart, now Gibbs, joins in the conveyance to convey any marital interest in said subject property.

This is improved property known as 2600 West Linden Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes, a lien but not yet due and payable.
2. Restrictive Covenants in Book 4639, page 264, as amended in Book 4663, page 21, said Register's office.
3. Easement for a 8-inch sewer along rear line of premises shown as Sewer No. 292-A on plans of office of the City Engineer of the City of Nashville.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said John W. Klekamp and Jessica E.S. Germond as tenants in common with the right of survivorship, their heirs and assigns, forever; and we, C.N. Dennard and Cindy L. Lockhart Gibbs, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of April, 1993.

C.N. Dennard

Delores Dennard

Cindy L. Lockhart by Charles N. Dennard attorney in fact

Michael J. Gibbs by Charles N. Dennard attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named C.N. Dennard and Delores Dennard, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this the 30th day of April 30, 1993, before me personally Charles N. Dennard to be known to be the person who executed the foregoing instrument in behalf of Cindy L. Lockhart, now CINDY LOCKHART GIBBS and her husband, Michael J. Gibbs, as their attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Cindy L. Lockhart, now Cindy Lockhart Gibbs and her husband, Michael J. Gibbs, as though they personally had acted. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1993.

Notary Public

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

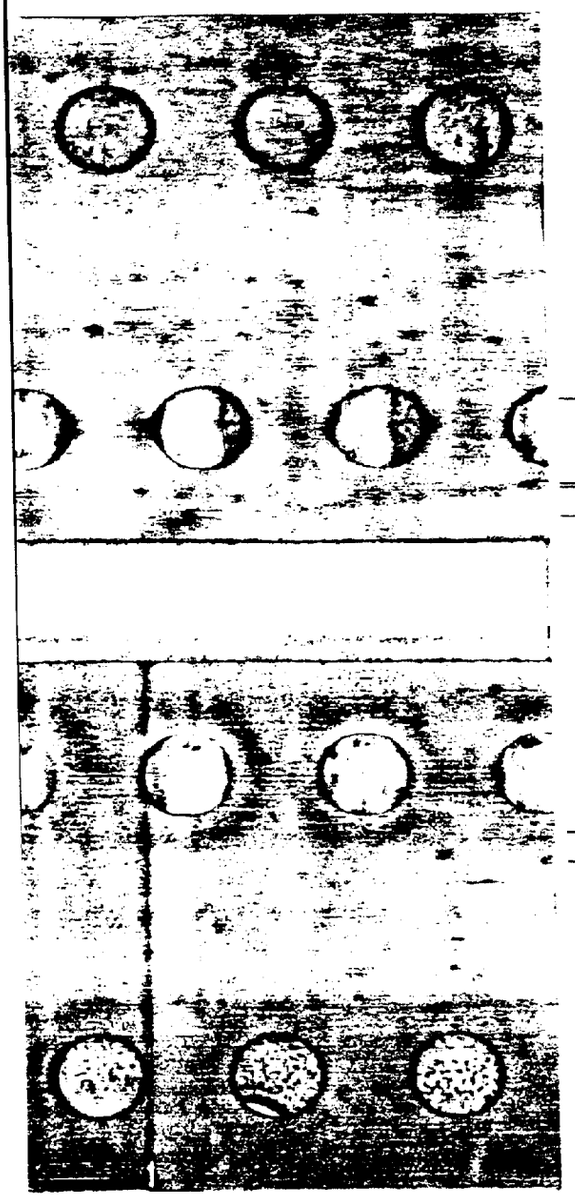
The actual value or consideration, whichever is greater, for this transfer is $ 129,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 1993.

NOTARY PUBLIC
My Commission Expires: 7/27/96

MAY 4 11 17 AM '93
DAVIDSON COUNTY, TN
REGISTER OF DEEDS
REFERENCE
05/03 02:03PM CHECK 489.53
156 11



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

RECEIVED OF _____

FOR _____

BOOK 8935 PAGE 425

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 129900.00
				CON TX 480.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 489.63
				CHECK 489.63
05/03/93	01			16:15 0001 3679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:56 IDENTIFICATION REFERENCE

MAY 3 4 17 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 646820