This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9047 PAGE 862

ADDRESS NEW OWNER:
Valerie D. Kluss, Geoffrey H. KLuss and G.H. Kluss
208 Wesley Court
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 114-8A
GROUP
PARCEL 8

93 AUG 16 AM 10:06
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

52238
IDENTIF. & REFERENCE

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, Robert S. Santini and wife, Ann T. Santini, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Valerie D. Kluss and husband, Geoffrey H. KLuss and G.H. Kluss, an unmarried person 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 Lot No. 8 on the Plan of Cedar Crest Subdivision, Phase I of record in Plat Book 6900, page 284, 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 Robert S. Santini and wife, Ann T. Santini by deed from T.J. Neumann & Associates, Inc., of record in Book 7488, page 164, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Wesley Court, Nashville, TN 37221.

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. Plan of record in Book 6900, page 284, said Register's Office.
3. Storm Water Detention Agreement of record in Book 7127, page 767, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7213, page 973, said Register's Office.
5. Rights of others in and to the common areas.

9947 08/16/1993 491.85

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Valerie D. Kluss and husband, Geoffrey H. Kluss and G.H. Kluss, an unmarried person their heirs and assigns, forever; and we, Robert S. Santini and wife, Ann T. Santini, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 13th day of August, 1993.

Robert S Santini HRH
Robert S. Santini by Holly R. Holt,
Attorney-in-fact

Ann T Santini HRH
Ann T. Santini by Holly R. Holt,
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 Holly R. Holt, 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 on behalf of Robert S. Santini and Ann T. Santini as their attorney-in-fact. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of August, 1993.

Mary Libby Clark
NOTARY PUBLIC

My Commission Expires: 5-24-97

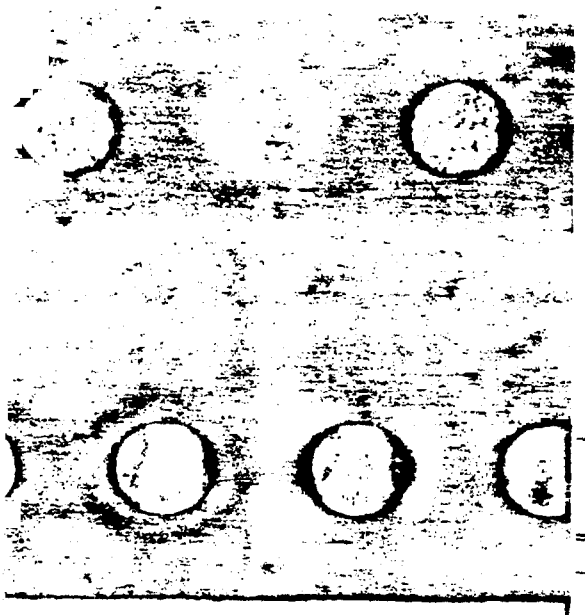
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 130,500.00.

Jamie D. Kluss
AFFIANT

Subscribed and sworn to before me
this 13th day of August, 1993.

Mary Libby Clark
NOTARY PUBLIC
My Commission Expires: 5-24-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

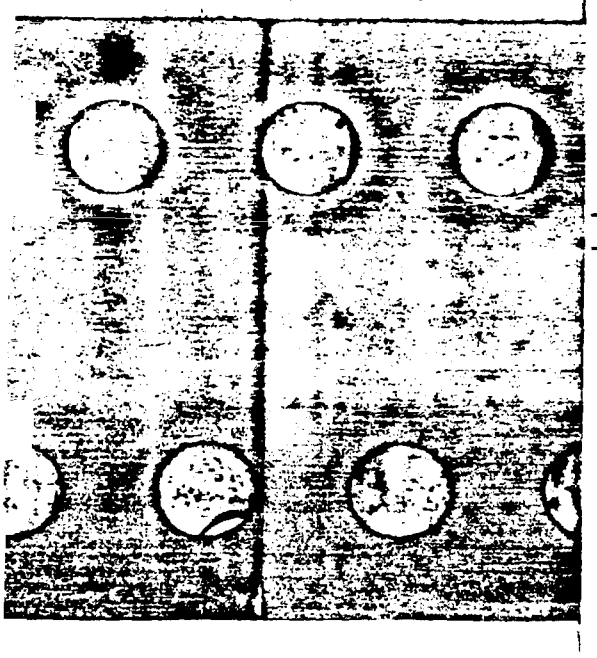
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 130500.00
CON TX 482.85
PRFEE 1.00
WDEED 8.00
TOTAL 491.85
CHECK 491.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/16/93 01:06:00 0001 9947

52238
IDENTIF. ↑ REFERENCE

93 AUG 16 AM 10:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 686287