9419

Box 1

BOOK 9419 PAGE 881

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF July 1994

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha D. Banda	NationsBanc Mortgage Corporation	65-9-0
(NAME)	(NAME)	
4820 Catskill Drive	P.O. Box 353	137
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Louisville, KY 40201-0353	4D60740
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Frank J. Klassen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha D. Banda, unmarried

1761-07738-0101-07CHECK 192-15

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. 437A Zone Lot Division Lot 437, on the Plan of Sherwood Forest, Section 4, of record in Plat Book 5190, Page 774, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frank J. Klassen by deed of record in Book 7679, Page 653, Register's Office for Daivdson County, Tennessee.

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

This instrument is executed on behalf of Frank J. Klassen by Fran Haworth as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9419, Page 880, in the Register's Office for Davidson County, Tennessee.

94 JUL 28 AM 9:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

75556
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 4820 Catskill Drive, Old Hickory, TN 37138
(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 my hand this 26th day of July 1994

Frank J. Klassen

By: Frank J. Klassen

Fran Haworth, Attorney-in-fact

by Fran Haworth, atty-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank J. Klassen

the 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 official seal at Antioch, Tennessee, this 26th day of July 19 94.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 9419 PAGE 882

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

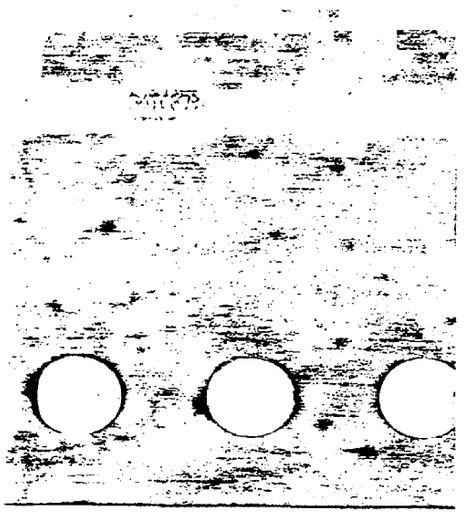
On this July 26, 1994 before me personally appeared Fran Haworth, the person who executed the foregoing instrument on behalf of Frank J. Klassen and acknowledged that she executed the same as the free act and deed of the said Frank J. Klassen, through Power of Attorney granted her by the said Frank J. Klassen.

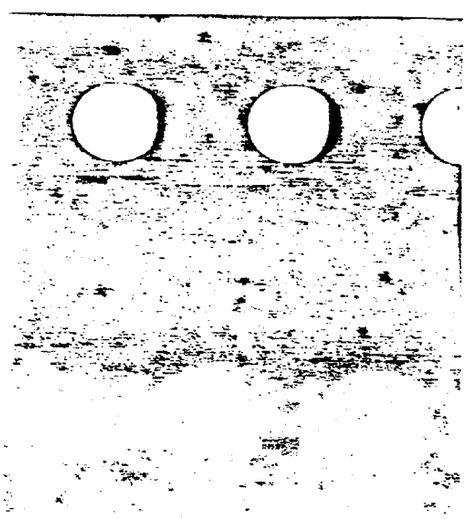
Commission Expires: 10/9/95

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE

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





RECEIVED OF _____

FOR _____

BOOK 9419 PAGE 883

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15

07/28/94 01 09:54 0001 1760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75556
IDENTIF. & REFERENCE

94 JUL 28 AM 9:55

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

No. 818311