LOT 58

WARRANTY DEED

BOOK 9427 PAGE 863

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: January 25 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Hawk	First American National Bank	MAP 104-9-K
(NAME)	(NAME)	
3818 West End Avenue #312	P. O. Box 305048	PARCEL 312 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37230-5048	
(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, Betty C. Kleeman, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Hawk, a single person

4576 08/08 J101 03CHECK 478.90

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 Unit No. 312, 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 to the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Betty C. Kleeman, a single person, by deed from Steve Phillips and wife, Toni Phillips of record in Book 9423, page 959, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantee the day of closing; all matters as set out on the Master Deed and By-laws above stated and any amendments thereof; restrictions of record in Book 6846, page 838; all matters as shown on the plan of record in Book 6900, page 954; easements of record in Book 6846, page 833, correction and confirmation of record in Book 6881, page 926 and Book 7902, page 109, and Book 7902, page 145; supplemental assessment and/or homeowners association dues; and party wall for use in common with owner(s) of attached appurtenant improvements.

This is unimproved ( ) improved (X) property, known as 3818 West End Avenue #312, Nashville, TN 37205
(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 2nd day of August, 19 94

Betty C. Kleeman

Betty C. Kleeman

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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 Betty C. Kleeman, a single person

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August 19 94.

Commission expires January 28, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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_____.

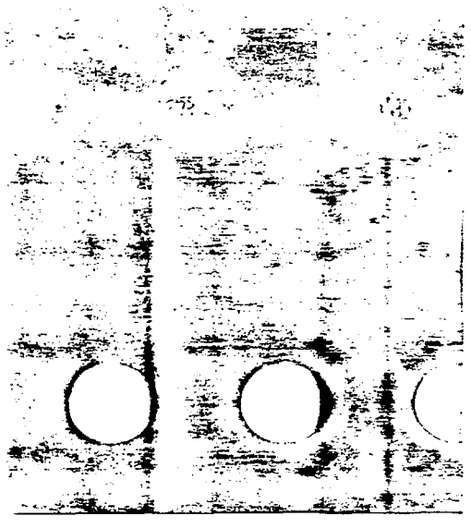
My commission expires _____

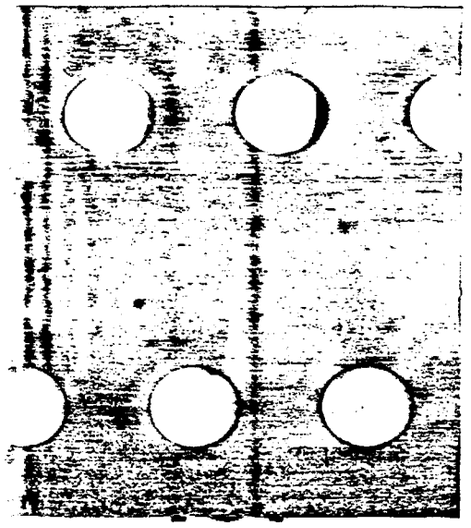
Notary Public

94 AUG -3 PM 3:56
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

78005





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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
BANK 478.90
CHECK 478.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/94 01 15:56 0001 4376

78005

IDENTIFYING REFERENCE

94 AUG -3 PM 3:57

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

No. 820892