This instrument prepared by John M. Richardson, Jr. of the law firm of Richardson & Barnes, 101 Glenn Bldg., 112 South Third Street, Clarksville, Tennessee, 37041-0808.

MAIL TAX STATEMENTS TO:

Countrywide Funding/America's Wholesale Lender
750 Old Hickory Blvd
Brentwood TN 37027

OWNER/PROPERTY ADDRESS:

4105 New Hope Meadow Rd.
Nashville TN 37076

JOSEPH D. BENNETT and wife, REBA J. BENNETT

BOOK 9475 PG 53

TO: Warranty Deed

ANTHONY J. KLASSEN (unmarried)

CAROL P. WILLIAMS (unmarried)

MAIL ENV.

94 SEP 26 PM 1:00

DAVIDSON COUNTY, TN

94162

IDENTIF. & REFERENCE

FOR A VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, we, **JOSEPH D. BENNETT and wife, REBA J. BENNETT**, do, on this 22nd day of September, 1994, bargain, sell, transfer, and convey unto ANTHONY J. KLASSEN and CAROL P. WILLIAMS, Their heirs and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, **BEING Lot No. 99, on the Plan of New Hope Meadows, Phase I, First Revision,** of record in Book 6900, page 653, Register's Office for said County, which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph D. Bennett and wife, Reba J. Bennett by deed from Centex Real Estate Corporation dated January 24, 1992, recorded in Book 8544, page 310, Register's Office for Davidson County, Tennessee.

The above legal description was taken from Book 8544, page 310, said Register's Office.

Being designated as Map and Parcel #087-01-0-008.00, Office of the Tax Assessor for Davidson County, Tennessee.

This conveyance is made subject to all easements, set-back lines, matters and conditions shown on the recorded plat above set out; restrictive covenants in Book 7557, page 377; as amended in Book 7567, page 103 and Book 7934, page 796, all recorded in said Register's Office.

TO HAVE AND TO HOLD said realty with all improvements thereon unto ANTHONY J. KLASSEN and CAROL P. WILLIAMS, Their heirs and assigns.

GRANTORS COVENANT they are lawfully seized and possessed of said real estate; have a good and lawful right to convey the same;

that is unencumbered and will forever warrant and defend the title thereto against all lawful claims, **SUBJECT** however, to all covenants, conditions, restrictions, amendments and easements set out herein which may effect the property.

POSSESSION to be given upon delivery of this deed.

REAL ESTATE TAXES for 1994 to be pro-rated between Grantors and Grantee herein.

IN WITNESS WHEREOF, Grantor has hereunto set her signature on the date and year first above written.

BOOK 9475 PG 54

Joseph D. Bennett

Reba J. Bennett

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said State and County, **JOSEPH D. BENNETT**, one of the within named bargainors with whom I am personally acquainted or who 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 SEAL, at office, on this the 20th day of July, 1994.

Notary Public

My commission expires: My Commission Expires JULY 27, 1998

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said State and County, **REBA J. BENNETT**, one of the within named bargainors with whom I am personally acquainted or who 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 SEAL, at office, on this the 20th day of July, 1994.

Notary Public

My commission expires: My Commission Expires JULY 27, 1998

STATE OF Tennessee
COUNTY OF Davidson

As required by T.C.A. Section 67-4-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 136,500.00.

Carol P. Williams

Affiant

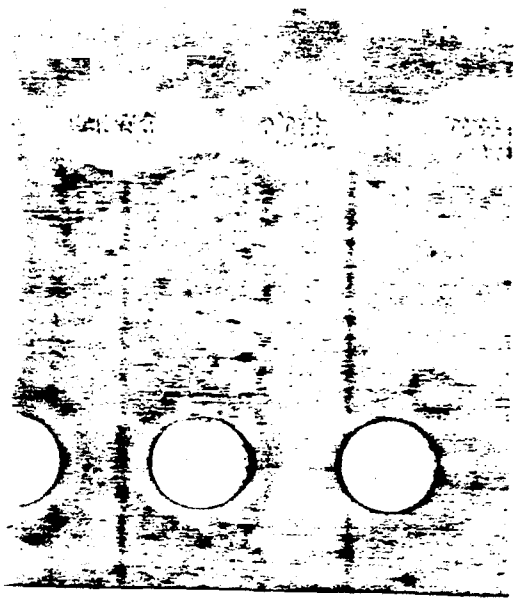
SWORN AND SUBSCRIBED TO before me on this the 22nd day of September, 1994.

KAREN L. McGRIFF NOTARY PUBLIC AT LARGE MONTGOMERY CO.

Notary Public

My commission expires: 11-10-97

1988 SEP 26 AM 10:01 OCHEAM 514.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 9475 PG 55

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 136500.00
CON TX 505.05
PRFEE 1.00
WDEED 8.00
TOTAL 514.05
CHECK 514.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/94 01 15:03 0001 1984

94162
IDENTIF. ↑ REFERENCE

94 SEP 26 PM 3:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 838260