Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street, Suite 212
Madison, TN 37115

WARRANTY DEED

BOOK 9575 PG 543

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Klima, Christopher	L. A. Newman Co.	72-12 8
Bailie and Vickie A. Bailie (NAME)	(NAME)	
4812 Whittier Drive	478 Craighead Ave.	15DZ 55870
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------
Ten and No/100----------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable consideration; the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance owing on a note in the original amount of $13,430.00, to L. A. Newman & Company, Inc., secured by a Deed of Trust to Robert C. Donnell, Trustee, of record in Book 9493, page 851, Register's Office for Davidson County, Tennessee,

Leland D. Watts and wife, Winnifred A. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said
Joseph Klima and Christopher Bailie and wife, Vickie A. Bailie, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 70 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Leland D. Watts by deed from Thomas Owens, Jr. and wife, Billie Christian Owens, of record in Book 9488, page 482, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 21,500.00
Subscribed and sworn to before me, this the 9th, day of January 19 95
Affiant
My commission expires: 1-25-97 (Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as 1715 Hanover Road, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Joseph Klima and Christopher Bailie and wife, Vickie A. Bailie, their
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 9th *day of* January *19* 95 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

LELAND D. WATTS

WINNIFRED A. WATTS
By Leland D. Watts, Attorney-in-Fact

BOOK 9575PG544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...the undersigned.... *, a Notary Public in and for said County and State,* ....Leland D. Watts....
....
....(or proved to me on the basis of satisfactory evidence)....
the within named bargainor ..... *, with whom I am personally acquainted, and who acknowledged that* ....he.... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at ....Nashville,.... *Tennessee, this* ....9th.... *day of* ....January.... *, 19* ....95....

Sherry L. Roth
..... *Notary Public*

Commission expires ....1-25-97....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *..., ... of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

1995 01/20 0101 RECVD 88.55

Witness my hand and seal, at office in ....., *this* ..... *day of* ..... *, 19* .....

..... *Notary Public*

Commission expires .....

95 JAN 20 [illegible]
DAVIDSON COUNTY

IDENTIFICATION REFERENCE

26938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 1995.

Sherry L. Roth
NOTARY PUBLIC

Commission Expires: 1-25-97

WARRANTY DEED

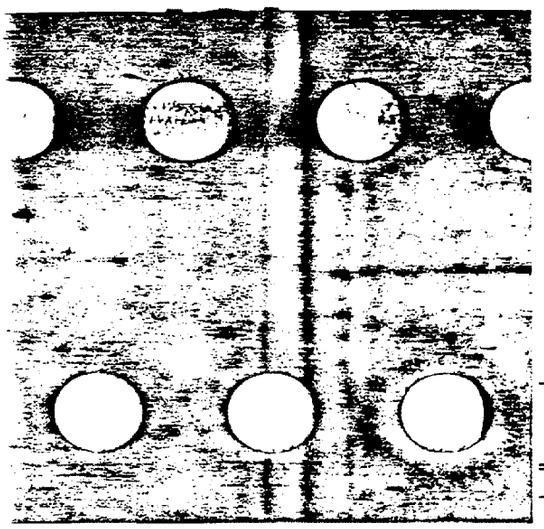
FROM

LELAND D. WATTS AND WIFE,
WINNIFRED A. WATTS

TO

JOSEPH KLIMA AND CHRISTOPHER
BAILIE AND WIFE, VICKIE A. BAILIE

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115



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

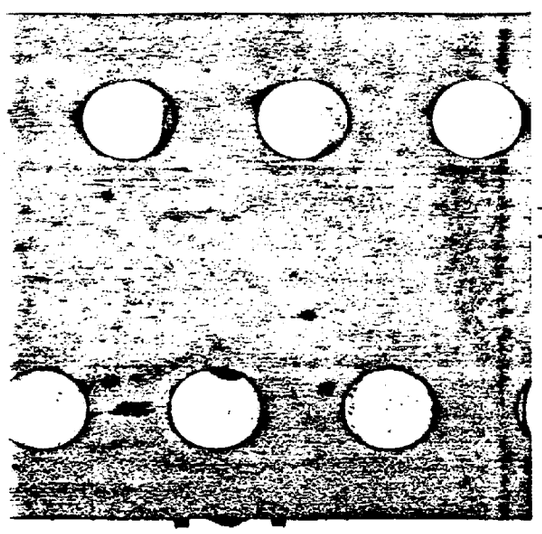
RECEIVED OF _____

FOR _____

BOOK 9575 PG 545

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	21500.00
CON TX	79.55
PRFEE	1.00
WDEED	8.00
TOTAL	88.55
CHECK	88.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/95 01 14:19 0001 3885

26938
IDENTIF. # REFERENCE

95 JAN 20 PM 2:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 873698