SWB

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

BOOK 9620 PG 953

ADDRESS NEW OWNER:
Kevin E. Kline and Kelly A. Kline
229 BonnaBrook Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 74-16
GROUP
PARCEL 16

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, I, Mary Ellen Warren, (formerly known as Mary Ellen Roe) hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin E. Kline and wife, Kelly A. Kline, 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. 424 on the Plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Donald E. Roe and wife, Mary E. Roe by deed from Jack Valentine Hayes and wife, Wilma S. Hayes, of record in Book 4607, page 24, Register's Office for Davidson County, Tennessee, and being the same property vested in Mary Ellen Roe by Amended Final Decree of Divorce of record in Book 7472, page 558, said Register's Office. The said Mary Ellen Roe having since married, and now being known as Mary Ellen Warren.
>
> **The undersigned Charles Warren joins in this conveyed to conveyed any and all marital interest he may have in subject property as to his marriage to Mary Ellen Warren.**

This is improved property known as 229 BonnaBrook Drive, Hermitage, TN 37076.

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. Subject to 1995 property taxes which are not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin E. Kline and wife, Kelly A. Kline, their heirs and assigns, forever; and I, Mary Ellen Warren, (formerly known as Mary Ellen Roe) do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this the 16th day of March, 1995.

Mary Ellen Warren
Mary Ellen Warren

Charles Warren
Charles Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Ellen Warren and husband Charles Warren, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of March, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00.

Veirin E. Kline
AFFIANT

Subscribed and sworn to before me
this 16th day of March, 1995.

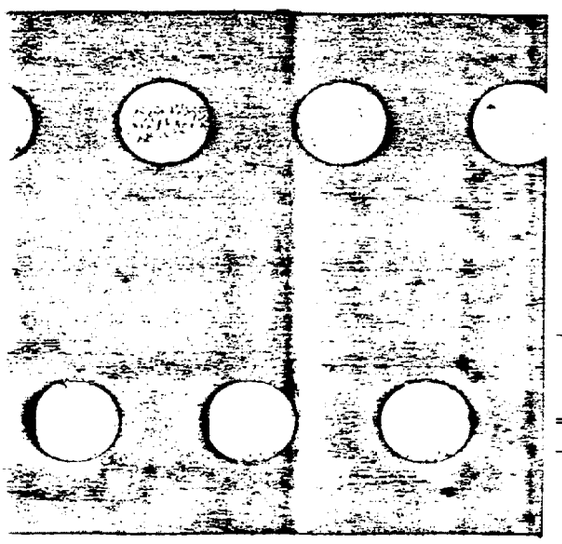
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

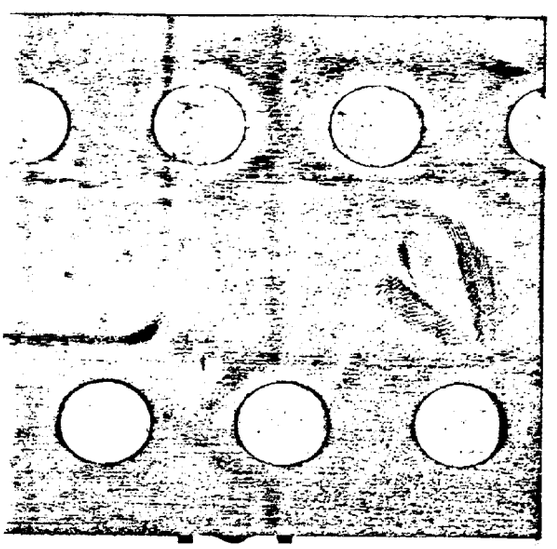
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

42682
IDENTIF. & REFERENCE

95 MAR 17 AM 11:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1994 03/17 0101 03CHECK 312.40





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

RECEIVED OF _____

FOR _____

BOOK 9620PG955

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

03/17/95 01 11:01 0001 1084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42682
IDENTIF. & REFERENCE

95 MAR 17 AM 11:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890668