22

WARRANTY DEED

BOOK 9704 PG 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENT L. KERSTEN	FIRST INVESTMENT COMPANY	146-15-110
(NAME)	(NAME)	
609 BRENTLAWN ROAD	4300 EAST BROAD STREET	106DU-35845
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37220	COLUMBUS, OH 43213	
(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, JAMES H. KLEIN, III AND TERESA S. KLEIN, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENT L. KERSTEN AND WIFE, MARGARET G. KERSTEN

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. 11, on the Plan of Brentwood Hall Annex, of record in Plat Book 2330, page 69, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Teresa S. Simmons and James H. Klein, III, and Sara Simmons, all unmarried, by deed from Grant Wilken Sasser and wife, Sandra Klein Sasser, of record in Book 7215, page 344, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Book 7402, page 383, said Register's Office, in which the interests of the parties was conveyed to James H. Klein, III and wife, Teresa S. Klein, creating a joint tenancy with the right of survivorship.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated May 23, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

95 JUN 16 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0070921

unimproved ( )
This is improved (X) property, known as 609 BRENTLAWN ROAD, NASHVILLE, TN 37220
(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 our hand s this 15th day of June 19 95

James H. Klein III
JAMES H. KLEIN, III

Teresa S. Klein
TERESA S. KLEIN

BOOK 9704 PG 592

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 JAMES H. KLEIN, III AND TERESA S. KLEIN, BOTH UNMARRIED

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of June, 1995.

Commission expires November 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

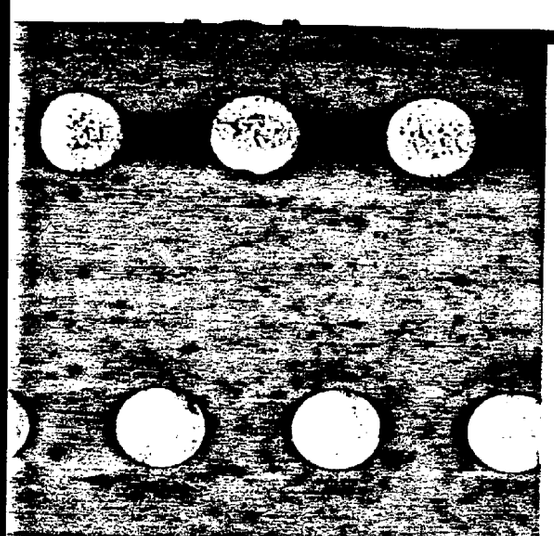
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

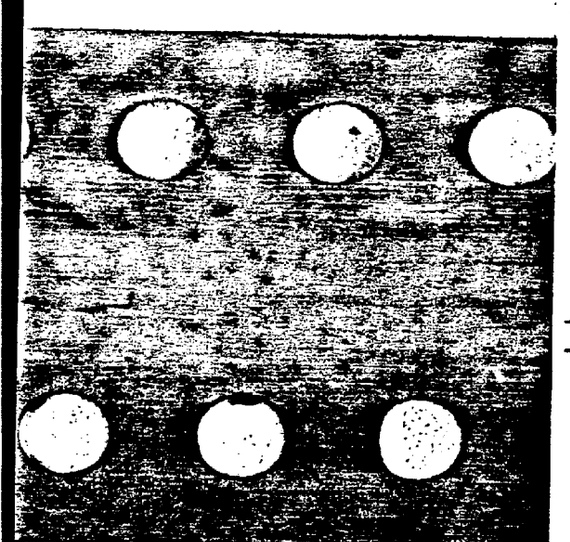
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2164 06/16 0101 03CHECK 563.63





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

RECEIVED OF _____

FOR _____ BOOK 9704 PG 593

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 149900.00
CON TX 554.63
PRFEE 1.00
WDEED 8.00
TOTAL 563.63
CHECK 563.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/95 01 15:01 0001 2164

0070921
IDENTIF. & REFERENCE

95 JUN 16 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921393