This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9763PG331

ADDRESS NEW OWNER:
H. Kenneth Kleespies and Peggy A. Kleespies
256 Ash Grove Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
P. O. Box 17257
Memphis, TN 38187-0257

MAP AND PARCEL:
MAP 162-9
PARCEL 135
5DU77290

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, we, Jerome Gaston Edwards and wife, Sherol P. Edwards, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto H. Kenneth Kleespies and wife, Peggy A. Kleespies, as tenants by the entirety, 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:

BEING Lot 45, Section Three, Hickory View, of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Gaston Edwards and wife, Sherol P. Edwards, by deed from Gaston B. Edwards and wife, Lucylle E. Edwards of record in Book 9525, Page 102, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6893, Page 570, said Register's Office.

This conveyance is subject to public utility and drainage easement, drainage easement, and utility anchor easement, of record in Book 6250, Page 960, said Register's Office.

This is improved property known as 256 Ash Grove Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Kenneth Kleespies and wife, Peggy A. Kleespies, their heirs and assigns, forever; and we, Jerome Gaston Edwards and wife, Sherol P. Edwards 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of August, 1995.

Jerome Gaston Edwards

Sherol P. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerome Gaston Edwards and wife, Sherol P. Edwards 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 15th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 89,900.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1995.

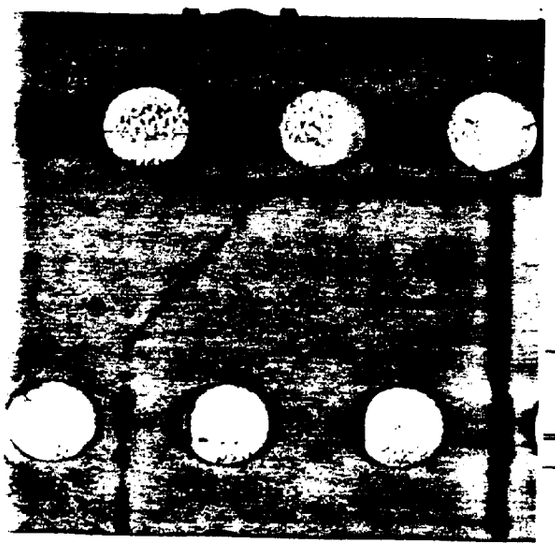
NOTARY PUBLIC
My Commission Expires: 3-21-98

95 AUG 15 PM 2:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

008981

2868 08/15 0101 03CHECK 341.63



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

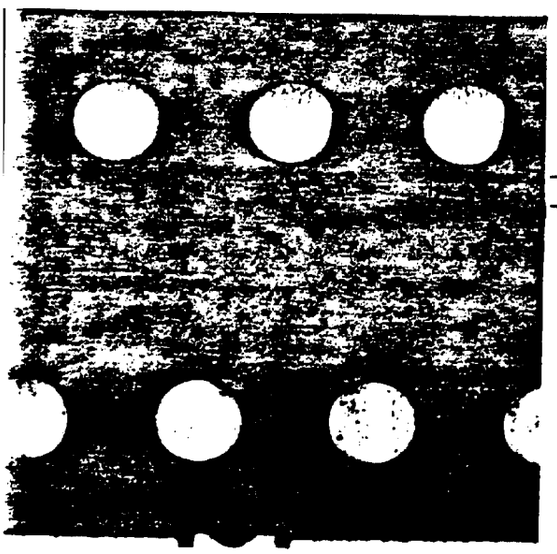
RECEIVED OF _____

FOR _____

BOOK 9763 PG 333

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 89900.00
CON TX 332.63
PRFEE 1.00
MRFEE 8.00
TOTAL 341.63
CHECK 341.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/95 01 14:50 0001 2868

0089871
IDENTIF. # REFERENCE

95 AUG 15 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941850