PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

book 10033 pg 779

W & I Ref: (mn) Title No: 37643
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda M. Klosterman 2617 Westwood Drive Nashville, Tennessee 37212	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 104-15-464

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia G. Kuykendall, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda M. Klosterman, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1-B on the plan of Zone Lot Division of Lots 1 and 2 of resubdivision of part of Lot 21 of Bel-Air Subdivision of record in Book 6200, page 87 and amended in Book 6250, page 519, Register's Office for said County.

SAID Lot No. 1-B fronts 25.86 feet on the southerly margin of Westwood Avenue and extends back 192.00 feet on the easterly line and 192.00 feet on the westerly line to a dead line in the rear, measuring 26.18 feet thereon.

BEING the same property conveyed to Patricia G. Kuykendall by deed from Wilson Wong and wife, Christine Wang of record in Book 9637, page 746, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5748 Page 283, Book 3096, page 483 and Book 2959, page 83 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 2617 Westwood Drive, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1996.

BOOK 10033 PG 780

Patricia G. Kuykendall

State of Tennessee
County of Davidson

On this 30th day of April, 1996, before me the undersigned authority, personally appeared **Patricia G. Kuykendall**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 116500.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1996.

My Commission Expires: _____

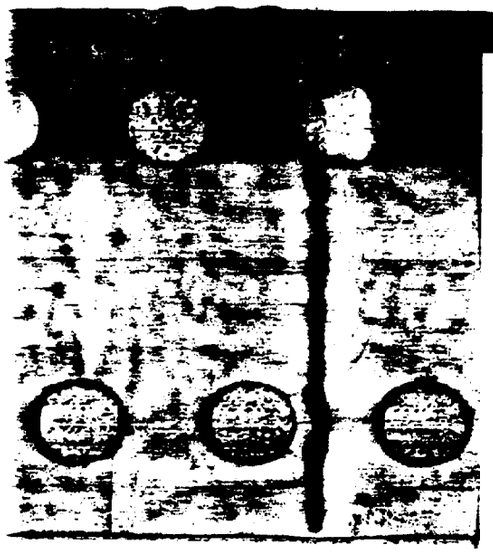
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

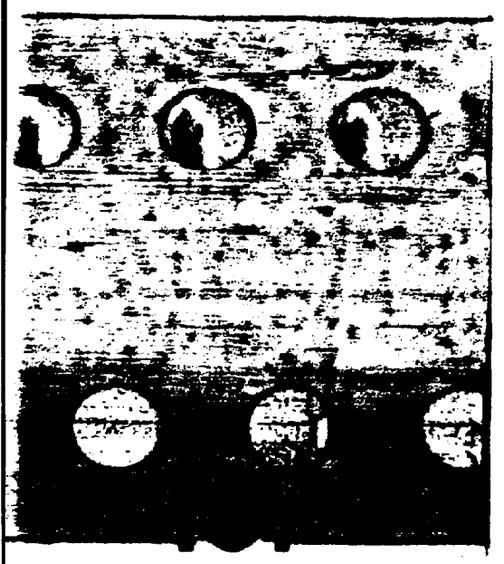
Notary Public

0176996
IDENTIF. + REFERENCE

96 MAY -1 AM 11:43
FELIX Z. WILKERSON REGISTER
DAVIDSON COUNTY, TN.

6435 05/01 0101 03CHECK 440.05





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

RECEIVED OF _____

FOR _____

BOOK 10033 PG 781

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 116500.00
CON TX 431.05
PRFEE 1.00
MDEED 8.00
TOTAL 440.05
CHECK 440.05

05/01/96 01 11:46 0001 6435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176996
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 11:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034473