BOOK 10374 PG 182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

x Miriam B Klein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF March, 19 97

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome S. Klein	SAME	MAP 116-8 E
(NAME)	(NAME)	
112 Prospect Hill		PARCEL 112 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, Susan B. Spence Allard, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome S. Klein and wife, Miriam B. Klein

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. 112 on the Plan of Sugartree, Phase 3, Revised, of record in Book 5050, pages 67, 68, 69, 70, and 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 112 fronts 60.00 feet on the northerly margin of Prospect Hill (an access and public utility easement) and extends back between parallel lines 92.00 feet to a dead line.

Being the same property conveyed to Susan B. Spence and David W. Spence by deed from Seth W. Norman and Gennette S. Norman, of record in Book 8035, page 398, said Register's Office. David W. Spence conveyed his interest in subject property to Susan B. Spence by Quitclaim Deed of record in Book 8160, page 649, said Register's Office. Susan B. Spence has since married and is now known as Susan B. Spence Allard.

unimproved ( )
This is improved (X) property, known as 112 Prospect Hill, Nashville, Tennessee 37205
(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 my hand this 3rd day of March 19 97

Susan B Spence Allard
Susan B. Spence Allard

BOOK 10374 PG 183

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan B. Spence Allard, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Bothell, Washington, this 3rd day of March, 19 97.

Commission expires July 29, 1999

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

MAIL ENV.

4324 03/10 0101 03CHECK 1248-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10374 PG 184

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
			CHMT	335000.00
			CON TX	1239.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1248.50
			CHECK	1248.50
03/10/97	01	10:44 0001	4324	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02804,02

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD AT 10:44 AM

DAVIDSON COUNTY, TN.

No. 112469