File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON ATTY.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10509 PG 898

#14726

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KURT KLAUS (NAME)	NEW OWNER (NAME)	104-11
2135 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-15302

FOR AND IN 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, MICHAEL TED FULLER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KURT KLAUS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 6, together with the appurtenant interest in the common elements of Lexington Square, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6523, page 348, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Michael Ted Fuller, a single person by deed from Peabody Place, Inc. of record in Book 6568, page 165, said Register's Office, and by quitclaim deed of record in Book 9268, page 296, Register's Office for Davidson County, Tennessee. Michael Ted Fuller being one and the same as Michael T. Fuller.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6523, page 348; (3) Charter of record in Book 6527, page 743; and (4) All matters appearing on the Plan of record in Book 6523, page 348, said Register's Office.

Dawn R. Fuller, spouse of Michael Ted Fuller, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Michael Ted Fuller.

0321085

IDENTIFICATION REFERENCE

97 JUN 30 AM 11:24
FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TN.

8796 06/30 0101 03CHECK 327.20

This is improved (X) unimproved ( ) property, known as 2135 Acklen Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June, 19 97.

Michael Ted Fuller
MICHAEL TED FULLER

Dawn R. Fuller
DAWN R. FULLER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10503 PG 899

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL TED FULLER AND WIFE, DAWN R. FULLER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 97

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MICHAEL TED FULLER

TO

KURT KLAUS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10509 PG 900

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK 327.20

06/30/97 01 11:25 0001 8796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0321085
IDENTIF. & REFERENCE

97 JUN 30 AM 11:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168394