FILE NO. 36986
FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant: Richard M. Klausner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

BOOK 11069 PAGE 494

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. KLAUSNER et ux	S A M E	118-2-28
(NAME)	(NAME)	
828 Inverness Avenue		16DA 11455
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE JANET A. ERICKSEN and husband, DAVID E. ERICKSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. KLAUSNER and wife, KELLY KLAUSNER

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. 7 and the easterly 15 feet of Lot No. 6 on the plan of Inverness Subdivision, of record in Book 843, page 103, Register's Office for said County.

SAID Lot No. 7 and portion of Lot 6 fronts 70 feet on the northerly margin of Inverness Avenue and extends back 161.86 feet on the easterly line and 161.63 feet (erroneously referred to in vesting deed as 161.61 feet) on the westerly line to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to Janet A. S. Ericksen and husband, David E. Ericksen by deed from Jackie Beery-Day of record in Book 9026, page 668, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 828 Inverness Avenue, Nashville, Tennessee 37204
(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 14th day of August, 19 98

JANET A. ERICKSEN

DAVID E. ERICKSEN

STATE OF TENNESSEE
Davidson County

BOOK 11069 PAGE 495

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JANET A. S. ERICKSEN and husband, DAVID E. ERICKSEN

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1998.

Commission Expires 11/20/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

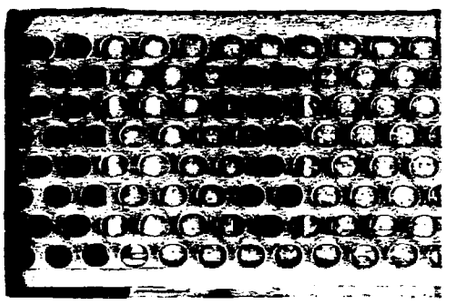
98 AUG 18 AM 9:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04760 90

3253 08/18 2:01 03CHECK 532.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11069 PAGE 496

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 141000.00

CON TX 521.70

PRFEE 1.00

WDEED 8.00

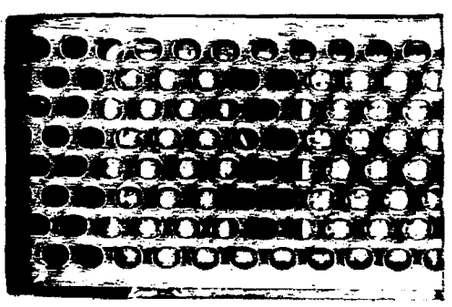
CFEE 2.00

TOTAL 532.70

BY BANK 532.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/98 01 09:12 0001 8211



04 76090

IDENTIF. ↑ REFERENCE

98 AUG 18 AM 9:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1333732