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PREPARED BY (AND RETURN TO):

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Nashville, Tennessee 37215-0157
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E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 40264
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jimmy E. Kleinert Audrey A. Kleinert 1419 Riverside Drive Nashville, TN 37206	SAME

TAX MAP-PARCEL NUMBERS: 61-10-48 12DZ 11520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 60,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Mitchel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jimmy E. Kleinert and spouse, Audrey A. Kleinert,** 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 the southerly 30 feet of Lot No. 138 and the northerly 35 feet of Lot No. 139, on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 76, 77 and 78, said Register's Office.

SAID parts of Lots Nos. 138 and 139 front together 65 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Edward F. Mitchel and wife, Hazel H. Mitchel, by deed from James Bruce Angelo-Angiolillo, unmarried, of record in Book 5565, page 220, said Register's Office, the said Hazel H. Mitchel having since died. Velma Mai Rogers Mitchel has since conveyed all of her interest in subject property to Edward F. Mitchel by quitclaim deed of record in Book 8779, page 385, said Register's Office.

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

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 4107 Edwards Avenue, Nashville, TN 37216

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 28th day of September, 1998.

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Edward F. Mitchel

State of Tennessee
County of Davidson

On this 28th day of September, 1998, before me the undersigned authority, personally appeared **Edward F. Mitchel**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 60,000.00

Jimmy Kleinert
Affiant

Sworn and subscribed before me on the 28th day of September, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

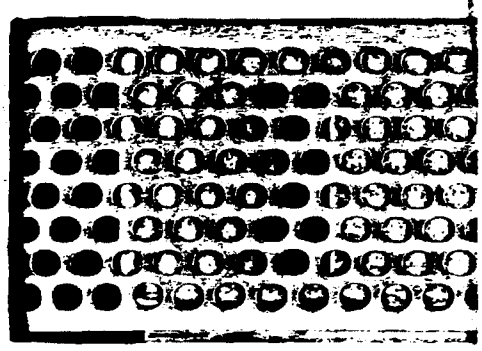
Notary Public

04940 I.I.
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 1:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7315 09/30 0101 03CHECK 233.00

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

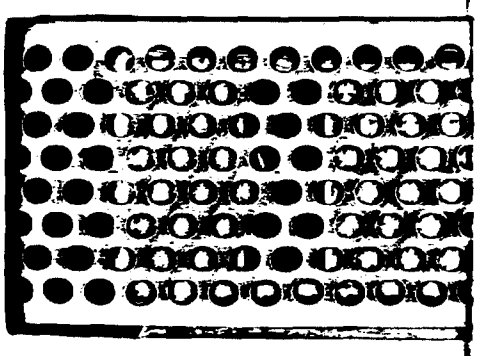
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 233.00
CHECK 233.00
09/30/98 01 13:25 0001 7315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04940111
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 1:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1352621