BOOK 11159 PAGE 714

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 1998.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 25, 2000
(AFFIX SEAL)

MaD **THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis E. Klein	Franklin American Mortgage Company	64.04-12
(NAME)	(NAME)	
4573 Woodside Circle	214 Overlook Court, Ste. 150	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, **GEORGE F. PHILPOT AND WIFE, NANCY M. PHILPOT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS E. KLEIN AND WIFE, SHARON L. 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. 24 on the Plan of Woodside Subdivision, Section I, as of record in Book 5050, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George F. Philpot and wife, Nancy M. Philpot by deed from Dennis P. McNeal and wife, Lynette W. McNeal of record in Book 7784, Page 39, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4573 Woodside Circle, Old Hickory, TN 37138

(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 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/our hand(s) this 12th day of October, 1998.

George F. Philpot

Nancy M. Philpot

0500908
IDENTIF. ↑ REFERENCE

98 OCT 16 PM 4:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George F. Philpot and wife, Nancy M. Philpot, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 12th day of October, 1998

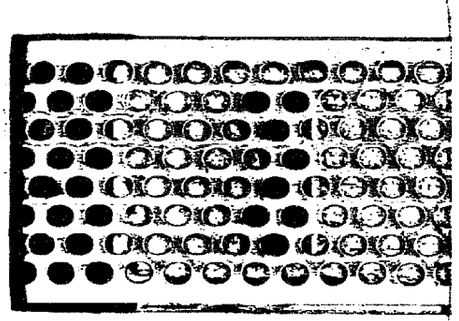
Commission expires:

Notary Public

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

4629 10/16 0101 03CHECK 432.80



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

RECEIVED OF _____

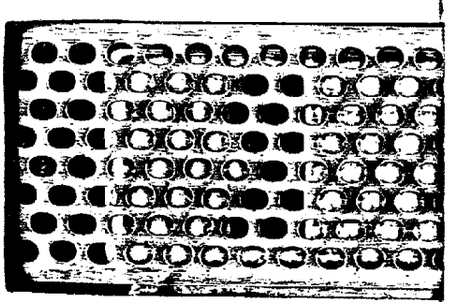
FOR _____

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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	
				114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	432.80
			CHECK	432.80
10/16/98	01		16:11 0001	4629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0500908
IDENTIF. ↑ REFERENCE

98 OCT 16 PM 4:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1359856