WARRANTY DEED

BOOK 11498 PG. 865

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Patricia A. Klein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA A. KLEIN	FRANKLIN AMERICAN MORTGAGE	MAP 52-5
(NAME)	(NAME)	
855 DENSON AVENUE	501 CORPORATE CENTRE DR. STE 400	PARCEL 120
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	FRANKLIN, TENNESSEE 37067	
(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, STEPHEN A. WENNING AND WIFE, DAWN D. WENNING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA A. KLEIN, UNMARRIED

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. 14 of Block "K" on the Revised Plan of Power and Roth's Subdivision of Madison Park of record in Plat Book 843, page 7 and Book 974, page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen A. Wenning and wife, Dawn D. Wenning, by deed of record in Book 10260, page 114, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
1999 MAY 27 PM 6:33
ELL C. ARMISTEAD REGISTER
DAVIDSON COUNTY, TN.

Send Mail

0592492

unimproved ( )
This is improved (X) property, known as 855 DENSON AVENUE, MADISON, TENNESSEE 37115
(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 25th day of May, 19 99

Stephen A. Wenning
STEPHEN A. WENNING

Dawn D. Wenning
DAWN D. WENNING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN A. WENNING AND WIFE, DAWN D. WENNING 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 MADISON, Tennessee, this 25th day of May 19 99.

My Commission expires January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

3919 05/27 0101 03CHECK 306.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11498 PG. 867

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0592492

IDENTIFICATION REFERENCE

99 MAY 27 PM 6:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 306.63
CHECK 306.63

05/27/99 01 18:37 0001 1919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466486