WARRANTY DEED

BOOK 11533 PAGE 717

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Pergande	Chase Manhattan Mortgage	MAP 135-16A
(NAME)	(NAME)	
2433 Ravine Drive	155 Franklin Road, Suite 350	PARCEL 36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, Tennessee 37027	2DX 06993
(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, Peter Anton Klem and Dawn Marie Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Pergande and wife, Shirley Pergande

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:

BEING Lot 52 on the plan of Nashboro Village, Tracts 8, 9 & 10 as of record in Book 5200, Pages 186-189, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants and Restrictions of record in Book 4827, Page 14; Supplemental Declaration of Covenants and Restrictions of record in Book 5465, Page 561 as amended in Book 5588, Page 429 and Charter of record in Book 5576, Page 419, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Peter Anton Klem and Dawn Marie Stephens by deed from Kenneth G. Tomlin and wife, Donna Jane Tomlin of record in Book 9565, Page 769, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ( )
This is improved (X) property, known as 2433 Ravine Drive, Nashville, TN 37217
(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 16th day of June 1999

Peter Anton Klem

Dawn Marie Stephens

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ .

Commission expires _____ _____
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 _____ _____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peter Anton Klem and Dawn Marie Stephens 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 the 16th day of June, 1999.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 3-23-2002

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06013833
99 JUN 18 AM 9:31
LAST DEED OF RECORD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11533 PAGE 719

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

0601383

99 JUN 18 AM 9:31

CAMT
187500.00
MOR TX 693.75
ERROR CO
MOR TX 693.75-
CON TX 693.75
PRFEE 1.00
DEED 8.00
CFEE 2.00
TOTAL 704.75
CHECK 704.75

06/18/99 01 09:35 0001 1427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480006