After recording; return to:
Thomas N. Jones & Associates
339 Main St.
Franklin, Tn. 37064
Attn: Carol Rivers

BOOK 11555 PAGE 54

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION ~~OR~~ VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

Virginia W. Emerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June 1999

Carol K. Rivers
Notary Public

MY COMMISSION EXPIRES: 1/22/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia W. Emerson	Bank of America	MAP 104-11
(NAME)	(NAME)	
2135 Acklen Avenue Unit #6	P. O. Box 48350	PARCEL 6
(ADDRESS)	(ADDRESS)	
Nashvile, TN 37212	Atlanta, GA 30362	
(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, Kurt Klaus and wife, Gina Klaus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia W. Emerson

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 unit No. 6, together with the appurtenant interest in the common elements of Lexington Square, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6523, page 348, Register's Office for Davidson County, Tennesse, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kurt Klaus, Unmarried by deed from Michael Ted Fuller, of record in Book 10509, Page 898, Register's Office for Davidson County, Tennessee.

Gina Klaus joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

0606995
IDENTIF. & REFERENCE
99 JUL -2 AM 8:46
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
MAIL TAX

unimproved ( )
This is improved (X) property, known as 2135 Acklen Avenue Unit #6, Nashvile, TN 37212
(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 28th day of June 19 99

Kurt Klaus

Gina Klaus

425.00 CK
405.00

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

BOOK 11555 PAGE 55

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kurt Klaus and wife, Gina Klaus

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 ~~Goodlettsville~~ Brentwood, Tennessee, this 28th day of June, 1999.

Commission expires 01-28-2003

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11555 PAGE 56

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

0606995

IDENTIF. # REFERENCE

99 JUL -2 AM 8:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	106500.00
CON TX	394.05
PRFEE	1.00
UNFEE	8.00
CFEE	2.00
TOTAL	405.05
CHECK	405.05

07/02/99 01 08:47 0001 7425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485851