| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Terence J. Klump<br>1132 McKays Court<br>Brentwood, TN 37027 | New Owner | Map 43-10-A<br>Parcel 16 |

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

26B 9543

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James Wilson Spears and wife, Juanetta Spears, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Terence J. Klump (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Unit A-19 (302), Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee as of record in Plat Book 5200, pages 179-182, said Register's Office for Davison County, Tennessee.**

**Being the same property conveyed to James Wilson Spears and wife, Juanetta Spears by Warranty Deed from Madison Park Associates, Ltd of record in Book 6166, page 546, said Register's Office for Davidson County, Tennessee.**

This instrument is being executed in behalf of James Wilson Spears to a Power of Attorney executed by him of record in Book 10409, page 724, said Register's Office for Davidson County, Tennessee.

This conveyance is subject:

1. Taxes for the year 1999 and subsequent years.
2. Master Deed and By-Laws of Madison Park Homeowners Association of record in Book 5462, pages 614-649, as corrected in Book 5608, page 551 and amended in Book 8014, page 416, said Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 5462, page 625 as amended in Book 10895, page 319, said Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, whichever is greater for
[this transfer is $29,500.00.

Terence J Klump
Affiant

[Subscribed and sworn to before me this
[9th day of July, 1999.

Notary Public

[ My Commission Expires 11-24-2001

STATE OF TENNESSEE NOTARY PUBLIC

09 JUL 12 PM 3:29

120.15

MEMO TO REFERENCE

0610598

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of July, 1999.

James wilson Spears
**James Wilson Spears**
**by: Juanetta Spears, Attorney in Fact**

Juanetta Spears
**Juanetta Spears**

**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 **Juanetta Spears**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 1999.**

NOTARY PUBLIC

**My Commission Expires:** 11-24-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 1999, before me personally appeared Juanetta Spears, to me known to be the person who executed the foregoing instrument and behalf of James Wilson Spears and who acknowledged that he executed the same as the free act and deed of the said James Wilson Spears.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 1999.

Notary Public

My Commission Expires: 11-24-2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11569 PAGE 420

RECEIVED OF _____

FOR _____

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0610698

99 JUL 12 PM 3:29

RECEIVED
FOR RECORD

MORTG TAX 25.00
CO TX 105.15
CFEE 1.50
UCC2 2.00
CFEE 2.00
TOTAL 135.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1489791