FIRST TITLE & ESCROW COMPANY, INC.
FILE BOX 9B
#16541

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11580 PAGE 33

ADDRESS NEW OWNER:
Kurt R. Klaus & Gina L. Klaus
158 Kenner Ave.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
National Bank of Commerce
221 Fourth Ave. North
Nashville, Tennessee 37219

MAP **116-4**
GROUP
PARCEL **49.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard H. Whitmer, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kurt R. Klaus and wife, Gina L. Klaus**, 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 the North half (1/2) of Lot No. 19 on the Plan of Kenner-Manor Land Co., 2nd Subdivision, of record in Book 421, page 100, Register's Office, Davidson County, Tennessee. Said part of Lot No. 19 fronts 50 feet on the East side of Kenner Avenue and extends back 183 feet on the North line and 180.75 feet on the South line, to a dead line,** Being the same property conveyed to Richard H. Whitmer, unmarried by deed from Richard H. Wood, Jr. and wife, Sandra K. Hardwick, now Wood of record in Book 7540, page 878, Register's Office for Davidson County, Tennessee.

**measuring 50.08 feet thereon.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 158 Kenner Ave., Nashville, Tennessee 37205.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Angela M. Whitmer, spouse of Richard H. Whitmer, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the 15th day of July, 1999.

Richard H. Whitmer

Angela M. Whitmer

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard H. Whitmer and Angela M. Whitmer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7/27/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 35

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

06013786

REGISTER'S REFERENCE

99 JUL 20 PM 12:13

RECEIPT

PAID

195000.00
CO TX 721.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
= TOTAL 732.50
CHECK 732.50
07/20/99 01 12:17 0001 4753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493063