THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 160,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of July 1999

Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN F. KLEINER 701 Kendall Drive Nashville, Tennessee 37209	SOUTHTRUST MORTGAGE CORPORATION 5409 Maryland Way Suite 100 Brentwood, Tennessee 37027	MAP 103-6 PARCEL 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/100---------- ($ 160,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JEREMY W. TARTER AND WIFE, SHANNON S. TARTER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN F. KLEINER AND WIFE, STEPHANIE SHUMAKER KLEINER 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 No. 14 on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jeremy W. Tarter and wife, Shannon S. Tarter, by deed from Stephen Mccauley and wife, Claudia McCauley, of record in Book 9483, page 215, Register's Office for Davidson County, Tennessee.

06015729
IDENTIF. & REFERENCE
99 JUL 26 PM 12:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 701 Kendall Drive, Nashville, Tennessee 37209

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Brookside Courts, Addition No. 3 of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of July, 19 99.

Jeremy W. Tarter
by Shannon S. Tarter
JEREMY W. TARTER

Shannon S. Tarter
SHANNON S. TARTER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 SHANNON S. TARTER, 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 this 23rd day of July, 19 99.

My Commission Expires: 9/29/2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared SHANNON S. TARTER, to me known to me to be the person who executed the foregoing instrument in behalf of JEREMY W. TARTER and acknowledged that she executed the same as the free act and deed of the said JEREMY W. TARTER.

WITNESS my hand and seal this 23rd day of July, 1999.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11587 PG. 339

CONT
100500.00
CONV TX 393.85
TITLE 1.00
MISC 8.00
CFEE 1.00
TOTAL 404.85
CHECK 404.85
[illegible] 0001 0837

0615729

"IDENTIF. ↑ REFERENCE

99 JUL 26 PM 12:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495118