WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

DAVIDSON COUNTY, TENN. NOTARY PUBLIC SEAL

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney, 223 Madison Street, Madison, TN 37115

My Commission Expires MAR 23 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maximilian A. Klopfer	Union Planters Bank, N.A.	MAP 25-7
(NAME)	(NAME)	
419 Rosehill Drive	215 Forrest Street	PARCEL 1
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hattiesburg, MS 39403	GO-17126
(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, Hugh B. Travis and wife, Sarah R. Travis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maximilian A. Klopfer and wife, Kathleen D. Klopfer

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 Lot No. 70 on the Plan of Ranchwood Estates, Section III, as of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 122 feet on the northerly side of Rosehill Drive and runs back between lines 295.85 feet on the easterly line and 153 feet, more or less, on the westerly line to a broken line in the rear upon which it measures 228.05 feet thereon, more or less.

Also included is a small triangular tract of land directly to the west of Lot No. 70, said triangular piece of land fronts 87 feet on the northerly side of Rosehill Drive and runs back to a point 153 feet more or less on the easterly line and 173 feet more or less on the westerly line.

Being the same property conveyed to Hugh B. Travis and wife, Sarah R. Travis by deed from Thomas S. Stewart and wife, Shirley M. Stewart of record in Book 5546, Page 90, Register's Office for Davidson County, Tennessee as re-recorded in Book 5633, Page 829, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3300, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES,

CONTINUED

unimproved ( )
This is improved (X) property, known as 419 Rosehill Drive, Goodlettsville, TN 37072
(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 August 19 99

Hugh B. Travis
Hugh B. Travis

Sarah R. Travis
Sarah R. Travis

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 Hugh B. Travis and wife, Sarah R. Travis

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 Madison, Tennessee, this 16th day of August, 1999.

Commission expires 3-23-02

DANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 23, 2002

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

LEGAL DESCRIPTION CONTINUATION

EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RANCHWOOD ESTATES, SECTION III, AS OF RECORD IN BOOK 3300, PAGE 59, SAID REGISTER'S OFFICE.

06255505
IDENTIF. & REFERENCE
MAIL ENV.
99 AUG 17 PM 4:09
HAL GARNETT REGISTER
DAVIDSON COUNTY, TN.
7353 08/17 0101 03CHECK 725.40

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 11623 PAGE 467

0625505
IDENTIF. ↑ REFERENCE

99 AUG 17 PM 4:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
192000.00
CON TX 710.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 725.40
CHECK 725.40

08/17/99 01 16:09 0001 7353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507596