PREPARED BY (AND RETURN TO):

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Instr:20000524005210 4 Page: 1 OF 2
REC'D FOR REC 05/24/2000 2:48:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $629.00

W & I Ref: (sk) Title No: 41655
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard M. Klausner 959 Graybar Lane Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-13-71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 170,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard R. Zehntner, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard M. Klausner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Yearwood Subdivision of record in Book 1424, page 48, Register's Office for said County.

SAID Lot No. 18 fronts 75 feet on the northerly margin of Graybar Lane and extends back 175 feet on the easterly line and 181.7 feet on the westerly line to a dead line in the rear measuring 77.6 feet thereon.

BEING the same property conveyed to Richard R. Zehntner, Jr. by deed from Paul Hatcher Cargo and spouse, Linda Cargo of record in Book 8251, page 894, Register's Office for Davidson County, Tennessee.

Katherine F. Zehntner, spouse of Richard R. Zehntner, Jr., joins in this conveyance soely for the purpose of conveying any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 48, said Register's Office, which Plan shows a 40 foot minimum building setback line from Graybar Lane and 10 foot foot easement for public utility purposes along the rear lines line(s).

This is improved property, known as: 959 Graybar Lane, Nashville, TN 37204

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2000.

Richard R. Zehntner, Jr. **Katherine F. Zehntner**

State of Tennessee
County of Williamson

On this 12th day of May, 2000, before me the undersigned authority, personally appeared **Richard R. Zehntner, Jr.and Katherine F. Zehntner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170,000.00

Affiant

Sworn and subscribed before me on the 15th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2000

WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE