4/0A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 26, 2003
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP AND PARCEL NUMBERS |
|---|---|---|
| Jimmy E. Kleinert (NAME) | New Owner (NAME) | MAP 071-03-0 |
| 1419 Riverside Drive (ADDRESS) | (ADDRESS) | PARCEL 111.00 |
| Nashville, TN 37206 (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, Wanda Sue Meadows Hibdon, being the sole heir-at-law of Gertrude Meadows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy E. Kleinert and wife, Audrey A. Kleinert

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 west 50 feet of Lot No. 171 and the east 10 feet of Lot No. 172 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.
Said parts of said Lots Nos. 171 and 172 adjoin and front together 60 feet on the north side of King Street and run back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Garlen S. Meadows and wife, Gertrude Meadows, by deed from William N. Woodard and wife, Louise Q. Woodard, of record in Book 2488, page 145, said Register's Office. The said Garlen S. Meadows died October 30, 1969. The said Gertrude Meadows died intestate on October 22, 1996, leaving her daughter, Wanda Sue Meadows Hibdon, as her sole heir at law.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Eugene H. Hibdon joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Wanda Sue Meadows Hibdon.

unimproved ( )
This is improved ( X ) property, known as 123 Kingston Street, Nashville, TN 37207
(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 8th day of February, 2001

Wanda Sue Meadows Hibdon
Wanda Sue Meadows Hibdon

Eugene H. Hibdon
Eugene H. Hibdon

Davidson County DEEDWARR
Recvd: 02/08/01 15:54 2pgs
Fees:11.00 Taxes:146.15

20010208-0012734

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 Wanda Sue Meadows Hibdon and husband, Eugene H. Hibdon

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 Nashville, Tennessee, this 8th day of February, 2001.

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public