WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/01 08:48 2pgs
Fees:11.00 Taxes:103.60

20010327-0028977

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Jim Kleinert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 11-30-2001
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy E. Kleinert (NAME)	New Owner (NAME)	MAP 71-03-0
1419 Riverside Drive (ADDRESS)	(ADDRESS)	PARCEL 110
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, Danney L. Talley and wife, Sylvia G. Talley

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy E. 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 described as follows:

Beginning at an iron pin in the north right of way margin of Kingston Street and being the common corner of Lots 173 and 172 on the map of J. B. Haynie's Oriental Subdivision of record in Plat Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee; thence leaving road and running with said common line North 05 deg. 00 min. East 140.00 feet to an iron pin; thence South 85 deg. 00 min. East 90.00 feet to a point 10 feet west of the original northeast corner of Lot No. 172 of said subdivision; thence South 05 deg. 00 min. West 140.00 feet to a pin in the north margin of Kingston Street; thence with said margin North 85 deg. 00 min. West 90.00 feet to the point of beginning.

Being the same property conveyed to Danny L. Talley and wife, Sylvia G. Talley by deed from Michael W. Raines and wife, Amy Raines of record in Book 10847, page 971, said Register's Office.

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.

unimproved ( )
This is improved (X) property, known as 121 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 22nd day of March, 2001

Danny L Talley
Danney L. Talley

Sylvia G. Talley
Sylvia G. Talley

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 Danney L. Talley and wife, Sylvia G. Talley

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 22nd day of March, 2001.

Commission expires 1/28/05

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 _____ this the _____ day of _____.

CATHERINE C. HERSHEY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005

My commission expires _____

Notary Public