01.

Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Leona C. Kleban
Affiant

Subscribed and sworn to before me, this 7th day of May, 2001.

Carol R. Runyan
Notary Public
My commission expires: 11/30/04

Davidson County DEEDWARR
Recvd: 05/08/01 10:58 2pgs
Fees:11.00 Taxes:329.30
20010508-0047359

Address of New Owner:	Send Tax Bills to:	Tax Information
Leona C. Kleban 315 Monticello Road Franklin, TN 37064	Owner	Map 160-14-0-C-058

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evie P. Waldrip, now Countess, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leona C. Kleban, hereinafter called the Grantees, their successors 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 Unit 758 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376-377, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Evie P. Waldrip, unmarried, from Deborah D. Sherman and spouse, Timothy J. Siktberg, by deed of record in Book 9816, page 1, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

John Countess, husband of Evie P. Waldrip Countess, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

This property is improved property known as 758 Fox Ridge Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of May, 2001.

Evie P. Waldrip Countess
Evie P. Waldrip Countess

John N. Countess
John Countess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evie P. Waldrip Countess and husband, John Countess, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 7th day of May, 2001.

Carol R Rivers
Notary Public

My Commission expires 11/30/04

