WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/01 14:30 2pgs
Fees:13.00 Taxes:274.54

20010807-0084847

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,200.00

Patricia M Clements
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia M. Clements (NAME)	First Horizon Home Loan (NAME)	MAP 84-1
836 Rose Park Drive (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 92
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 75063 (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, Martha Jean Vaden Klingenberg, Devisee of the Last Will and Testament of Earline Jones Vaden, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia M. Clements, Unmarried

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. 64 on the Plan of Rose Estates, Section I, of record in Book 3600, Page 37, Register's Office for said County, as follows:

Said Lot No. 64 fronts 75 feet on the westerly side of Rose Park Drive and runs back 160 feet on the southerly line and 165 feet on the northerly line to a dead line in the rear on which it measures 75.22 feet.

Being the same property conveyed to Carl Vaden and wife, Earline Jones Vaden by deed from Carl Batson and wife, Bettye Batson, of record in Book 3829, Page 960, Register's Office for Davidson County, Tennessee. The said Earline Jones Vaden having since died testate, and the said Carl Vaden having predeceased her. Pursuant to the Last Will and Testament of Earline Jones Vaden, Deceased, subject property was devised to Martha Jean Vaden Klingenberg.

unimproved ( )
This is improved (X) property, known as 836 Rose Park Drive, Nashville, TN 37206
(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 my hand this ~~31st~~ 2nd day of ~~July~~ August, 2001

Martha Jean Vaden Klingenberg
Martha Jean Vaden Klingenberg

STATE OF ~~TENNESSEE~~ North Dakota
~~COUNTY OF DAVIDSON~~ County of Barnes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Jean Vaden Klingenberg

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Jamestown ND, ~~Tennessee~~, this ~~31st~~ 2nd day of ~~July~~ August, 2001

Commission expires Aug. 3, 2004

Sandra Ash
Notary Public

SANDRA ASH
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires AUG. 3, 2004

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 _____, _____.

My commission expires _____

_____
Notary Public