PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/08/02 16:38 3pgs
Fees:18.00 Taxes:111.00
20020408-0043072

W & I Ref(GJ) Title No: 43329
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jimmy E. Kleinert Sr. Audrey A. Kleinert 1419 Riverside Drive Nashville, Tennessee 37206	Same

TAX MAP-PARCEL NUMBERS: 71-15-102

SPECIAL WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$30,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H.G. Hill Realty Company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jimmy E. Kleinert Sr. and spouse, Audrey A. Kleinert** 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 the westerly one-half of Lot 180 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, beginning at a point on the northerly margin of McChesney Avenue, said point being the southwest corner of Lot 179 as shown on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee; thence running along the westerly margin of McChesney Avenue, a distance of 50 feet; thence running back between parallel lines 205 feet to a dead line in the rear, which measures 50 feet.

Being the same property conveyed to H. G. Hill Realty Company by deed from Jessie C. Walker and wife, Cynthia S. Walker of record in Book 6739, page 435, Register's Office for Davidson County, Tennessee

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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 101, said Register's Office.

This is unimproved property, known as: 1116 McChesney, Nashville, Tennessee 37216

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 claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2002.

H.G. Hill Realty Company

By: Lewentworth Caldwell Jr.
Title: Chairman

H.G. Hill Realty Company

By:
Title Vice President

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Lewentworth Caldwell Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chairman (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained. by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 27th day of March, 2002.

Notary Public

My Commission Expires: July 27, 2002

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Celeste Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President (or other officer authorized to execute this instrument) of **H.G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 27th day of March, 2002.

Notary Public

My Commission Expires: July 27, 2002

State of Tennessee

County of Davidson

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $30,000.00

Jimmy E. Kleinert Sr.
Affiant

Sworn and subscribed before me this the 2nd day of April, 2002.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004