39-B

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2002.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 05/14/02 13:20 2pgs
Fees:13.00 Taxes:377.40
20020514-0059166

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Mary Huff<br>1802 Long Avenue<br>Nashville TN 37206 | Mortgage Lenders of America<br>8400 West 110th St. #130<br>Overland Park, KS 66210 | 94-2-109 |

## 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, Walter Scott Klaus, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Huff,*hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee,

*and spouse, James Huff

Land in Davidson County, Tennessee, being Lot Nos. 232 & 233 on the Plan of Edgefield Land Company's First Addition, of record in Book 57, Page 130, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the south side of Long Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter Scott Klaus, married, by deed from Eric A. Howard and wife, Margaret W. Howard, of record in Instrument No. 200006270063856, Register's Office for Davidson County, Tennessee.

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.

Amy Klaus, wife of Walter Scott Klaus, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 1802 Long Avenue, Nashville, TN 37206

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.

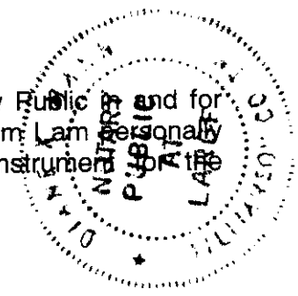
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of May, 2002.

Walter Scott Klaus

Amy Klaus

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter Scott Klaus and Amy Klaus, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 13th day of May, 2002.

Notary Public

My Commission expires 03/14/05