THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17571G

Davidson County DEEDWARR
Recvd: 03/05/04 15:21 2pgs
Fees:13.00 Taxes:506.90
20040305-0025730

MAP/GROUP/PARCEL:
72-10/110

NEW OWNER'S NAME AND ADDRESS:
Irene M. Klueter
1027 Fairwin Avenue
Nashville, TN 23716

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Claude E. Westmoreland, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Irene M. Klueter, a married woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Eskridge Subdivision of part of the W.B. Franklin Property , as shown on the plat of record in Plat Book 547, page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument No 20030513-0064835, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Claude E. Westmoreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Claude E. Westmoreland, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of February, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $137,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of February, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006