THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22983-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Sue Brown Hunt 158 Kenner Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWENR	**Tax Information:** Map No.116.04-0 Parcel No. 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kurt R. Klaus and wife, Gina L. Klaus**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sue Brown Hunt, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 158 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2004.

Kurt R. Klaus

Gina L. Klaus

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kurt R. Klaus and wife, Gina L. Klaus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/30/04 15:20 2pgs
Fees:13.00 Taxes:1036.00
20040730-0091778

EXHIBIT "A"

Land in Davidson County, Tennessee, being the North half (1/2) of Lot No. 19 on the Plan of Kenner-Manor Land Co., 2nd Subdivision of the Kenner Tract as of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 19 fronts 50 feet on the East side of Kenner Avenue and extends back 183 feet on the north line and 180.75 feet on the south line, to a dead line measuring 50.08 feet thereon.

Being the same property conveyed to Kurt R. Klaus and wife, Gina L. Klaus by deed dated July 15, 1999 from Richard H. Whitmer and wife, Angela M. Whitmer of record in Book 11580, page 33, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 421, Page 100, Register's Office for Davidson County, Tennessee.