Davidson County DEEDWARR
Recvd: 07/22/05 14:08 2 pgs
Fees:13.00 Taxes:259.00

20050722-0085651

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2005.

Notary Public
My commission expires: 9/4/05

02-0507-44095

Address of New Owner:	Send Tax Bills to:	Tax Information
RD Enterprises, LLC 104 Lindsley Park Drive Nashville TN	New Owner 1914 8th Ave. S Nashville, TN 37203	83-09-0-450.00 AND 480.00

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, Jimmy Edward Kleinert and Audrey A. Kleinert, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RD Enterprises, LLC, hereinafter called the Grantees, their successors 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 Lots Nos. 23 & 24 on the Plan of Lindsley Park Addition, of record in Plat Book 547, Page 76, Register's Office for said County.

Said Lot No. 23 fronts 53 feet on the westerly side of Helen Avenue and extends back 180 feet on the northerly line and 194 feet on the southerly line to a dead line measuring 50 feet thereon.

Said Lot No. 24 fronts 62.6 feet on the westerly side of Helen Avenue and extends back 143 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Jimmy E. Kleinert and wife, Patricia L. Kleinert by deed dated 9/13/79 of record in Book 5501, Page 651, Register's Office for Davidson County, Tennessee; further being the same property to which full title was vested in Jimmy Edward Kleinert by operation of Final Decree of Divorce entered in the cause of Kleinert v. Kleinert, Number 85D-1284, Fourth Circuit Court for Davidson County, Tennessee. Audrey A. Kleinert, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

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.

This property is improved property known as 104 Lindsley Park Drive, Nashville, TN

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 15th day of July, 2005.

Jimmy Edward Kleinert

Audrey A. Kleinert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Edward Kleinert and Audrey A. Kleinert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of July, 2005.

State of Tennessee at Large

My Commission expires 9/4/05

NOTARY PUBLIC AT LARGE