~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45014

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/24/07 10:07 2 pgs
Fees:13.00 Taxes:1091.50
20070124-0009696

WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-25-10

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :
PATRICK FOX
6809 Cloudland Drive
Nashville, TN 37205

SEND TAX BILLS TO:
New owner

MAP-PARCEL
129-15-117
9DZ 59682

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. **I, DAVID W. KLINE, Executor of the Estate of Olita L. Kline**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **PATRICK FOX**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 80 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for said County.

Said Lot No. 80 fronts 102.8 feet on the southwesterly side of Cloudland Drive, and extends back between lines 196.6 feet on the northwesterly line and 152.3 feet on the southeasterly line to a dead line in the rear, measuring 131.7 feet thereon.

Being the same property conveyed to John W. Kline and wife, Olita Lovelace Kline by deed from J. E. Adams of record in Book 4216, page 866, Register's Office for Davidson County, Tennessee. The said John W. Kline having predeceased Olita Lovelace Kline. The said Olita Lovelace Kline having since died and by her Last Will and Testament Case Number 06P 1091, Probate Court of Davidson County, Tennessee, filed on July 13, 2006, her son, David W. Kline, was appointed as Executor of her Estate and given authority to sell. Notice to Creditors was published on July 25, 2006. The said Olita Lovelace Kline and Olita L. Kline being one and the same person

This is improved property known as 6809 Cloudland Drive, Nashville, Tennessee 37205

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of November, 2006.

THE ESTATE OF OLITA L. KLINE

By: _____
DAVID W. KLINE, EXECUTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAVID W. KLINE, Executor, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027