Davidson County DEEDWARR
Recvd: 06/04/07 09:06 2 pgs
Fees:13.00 Taxes:129.50

20070604-0065701

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2007.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0705-63607

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Louis G. Miles	NEW OWNER	051-15-0-A 047.00 CO
420 Walton Lane #J47	104 PANA COURT	
Madison TN 37115	HENDERSONVILLE TN 37075	

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, Terence J. Klump, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Louis G. Miles and wife, Sharon C. Miles, 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 Unit No. J-47, on the plan of Quail Creek Condominiums, of record in Book 6328 (erroneously referred to Book 6325), Pages 89 & 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Terence J. Klump, married, from David Timothy Harris, unmarried, dated 10/28/1999, recorded 11/1/1999, of record in Book 11724, Page 315, Register's Office for Davidson County, Tennessee.
>
> Freda Klump, wife of Terence J. Klump, joins in the execution of this instrument to convey her marital interest, if any, in subject 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 420 Walton Lane #J47, Madison, TN 37115

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 23rd day of May, 2007.

Terence J. Klump

Freda Klump

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terence J. Klump and Freda Klump, 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 Hendersonville, TN, this 23rd day of May, 2007.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010