FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$ 31,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 1976.

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER A.KERSTEN (NAME)	Baker Mortgage Corporation (NAME)	107
1133 Harold Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	13 -22
Nashville, Tennessee, 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	2DA 54725

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, WE, JOHN E. KELLEY et ux INA T. KELLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER A.KERSTEN et ux LINDA E. KERSTEN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 4 on the plan of Patricia Heights, Section I, of record in Book 2331, pages 130 and 131, Register's Office for said County.

SAID Lot No. 4 fronts 70.0 feet on the southerly margin of Harold Drive and extends back 369.3 feet on the easterly line and 394.3 feet on the westerly line to a dead line in the rear, measuring 134.0 feet thereon.

BEING the same property conveyed to John E. Kelley and wife, Ina T. Kelley by deed from Robert B. Patterson, Jr. and wife, Gloria A. Patterson of record in Book 3284, page 341, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 1133 Harold Drive (House Number) (Street) Nashville, Tennessee, 37217 (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 12TH day of MAY, 1976

John E. Kelley

Ina T. Kelley

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN E. KELLEY et ux INA T. KELLEY

the bargainor S, with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this ~~12TH~~ day of MAY 1976

Commission expires 9-8-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JOHN E. KELLEY

TO
PETER A. KERSTEN

D 49102

IDENTIF. REFERENCE

MAY 13 3 17 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY 13 76	CONV	31,000.00			
MAY 13 76	TAX		B*	80.60	
MAY 13 76	REC FEE		B*	.50	
MAY 13 76	W DEED		B*	4.00	* 85.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219