This instrument prepared by:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5026 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R. Pettersen	Same	
(NAME)	(NAME)	116-9
5953 Sedberry Road	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	62 PW
Nashville, Tn. 37205	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)----------

---------- *Dollars,*
cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Katherine L. Hume, single, has

have this day bargained and sold, and do hereby transfer and convey unto the said William R. Pettersen and wife Ruth S. Pettersen, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 319 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County. Said lot No. 319 fronts 228.46 feet on the easterly side of Sedberry Road, and extends back 250 feet on the northerly line and 257 feet on the southerly line to a dead line measuring 110 feet thereon.

Being the same property conveyed to Katherine L. Hume by deed from Howard Youree, Jr. and wife, Cliffordeane T. Youree of record in Book 4418, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictions of record in Book 2924, page 81, said Register's Office.
An anchor easement 2 1/2 x 25 feet at the southeast corner of Lot No. 319 as conveyed to Southern Bell Telephone and Telegraph Company by instrument of record in Book 2882, page 38, Register's Office for said County.
The recorded plan shows an owner's certificate, a 100 foot setback line from Sedberry Road, and a 10 foot easement for public utilities along the rear of the lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $80,000.00

Subscribed and sworn to before me, this the ____ day of _____ 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 5953 (House Number) Sedberry (Street) Road, Nashville (P. O. Address:) Tennessee (City of Town) 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William R. Pettersen and wife, Ruth S. Pettersen, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1976 taxes which have been prorated and to be assumed by Grantee and as otherwise noted herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William R. Pettersen and wife, Ruth S. Pettersen, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 18th *day of* May, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine L. Hume

Katherine L. Hume

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy E. Formosa, *a Notary Public in and for said County and State,* Katherine L. Hume

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 18th *day of* May, *19*76.

Nancy E Formosa
Notary Public

Commission expires 11-15-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAY 19 76	CONV	90,000.00			
MAY 19 76 S'TAX			B*	208.00	
MAY 19 76 PR'FEE			B*	.50	
MAY 19 76	W'DEED		B*	4.00	* 212.50

D 49998

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

MAY 19 3 34 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE