BOOK 5064 PAGE 76

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 76.

Notary Public

MY COMMISSION EXPIRES: 8-13-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Esquire, 24th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY L. KELTNER and wife, (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSOC. (NAME)	148
4548 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	8
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	134

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, LARRY H. FERGUESON and wife, BRENDA F. FERGUESON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY L. KELTNER and wife, LINDA P. KELTNER

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. 107 on the plan of Oakwood Terrace, Section 2 of record in Book 4460, pages 118 and 119, Register's Office for Davidson County and being described as follows:

SAID Lot No. 107 fronts 65.0 feet on the northerly margin of Xavier Drive and extends back 130.04 feet on the easterly line and 130.0 feet on the westerly line to a dead line in the rear on which it measures 67.0 feet thereon.

BEING the same property conveyed to Larry Herbert Fergueson and wife, Brenda F. Fergueson by deed from Williamsburg Corporation on record in Book 4801, page 421, said Register's Office.

Larry H. Fergueson and Larry Herbert Fergueson being one and the same person.

This is unimproved ( ) improved ( ) property, known as 4548 Xavier Drive, Nashville, Tennessee
(House Number) (Street) (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 30th day of August, 1976

X Larry H. Fergueson X Brenda F. Fergueson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY H. FERGUESON and wife, BRENDA F. FERGUESON

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 30th day of August 1976

Commission expires 8-13-80

Dorothy A Wilson
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

LARRY H. FERGUESON and wife, BRENDA F. FERGUESON

TO

DANNY L. KELTNER and wife, LINDA P. KELTNER

D 6 5 8 2 4

IDENTIF. REFERENCE

AUG 31 1 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

F 5le 19 Ford

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 31 76	CONV	31,900.00			
AUG 31 76 S TAX			B*	82.94	
AUG 31 76 PR FEE			B*	.50	
AUG 31 76	W DEED		B*	4.00	* 87.44