BOOK 5159 PAGE 860

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John F. Kerestes et ux.	*Home Federal S/L Assoc.*	150-1-253
(NAME)	(NAME)	
2805 Galesburg Drive	*Home Federal Tower*	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	*Nashville, Tennessee*	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS

Cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a first mortgage to Home Federal Savings and Loan Assoc. as of record in Book 4652, Page 121, Register's Office for Davidson County, Tennessee.

We, William P. Rankin and wife, Nina C. Rankin

have bargained and sold, and by these presents do transfer and convey unto the said John Frank Kerestes and wife, Sandra B. Kerestes

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 702 on the Plan of Edge-O-Lake Estates, Section XVII, as of record in Book 4460, page 44, Register's Office for said County, to which plan reference is made for metes and bounds description.

Being part of the same property conveyed to William P. Rankin and wife, Nina C. Rankin, by deed from Ralph Stevens and Melvin Jones, d/b/a American Homes, of record in Book 4652, page 119, Register's Office for Davidson County, Tennessee.

JUN 15 77	CONV	37,419.00			
JUN 15 77	S'TAX		B*	97.24	
JUN 15 77	PR'FEE		B*	.50	
JUN 15 77	W'DEED		B*	4.00	* 101.74

unimproved ( )
This is improved (X) property, known as 2805 Galesburg Drive (House Number) (Street)
Nashville, Tennessee 37217
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 15th day of June, 19 77.

William P. Rankin

Nina C. Rankin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Rankin and wife, Nina C. Rankin

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, this 15th day of June, 1977.

My commission expires 2-9-79 Notary Public John Williams

JOHN WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,419.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John Frank Kerestes

Sworn to and subscribed before me this 15th day of June, 1977.

My commission expires 2-9-79 Notary Public John Williams

JOHN WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Name	Address
GRISSIM AND SHORT	200 Court Square Building, Nashville, TN 37201

WARRANTY DEED

FROM

William P. Rankin and wife, Nina C. Rankin

TO

John Frank Kerestes and wife, Sandra B. Kerestes

E 09253

IDENTIF. REFERENCE

JUN 15 3 02 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219