This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5208 PAGE 984

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr/Mrs James J. Keras (NAME) | new owners (NAME) | 116-13-A |
| 6022 Sedberry Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 4 Field Book No |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 8DZ-73849 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *Dollars,*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

TED WELCH, TRUSTEE,

*have this day bargained and sold, and do hereby transfer and convey unto* XXXXX
JAMES J. KERAS and wife, CATHERINE C. KERAS, their *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Being Building Site No. 36-B as shown on the plat of Sedberry Place, of record in Plat Book 5050, page 15, which is a condominium plat of Lot 35 and Lot 36 of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for Davidson County, Tennessee. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, page 15, in said Register's Office, is also to be known as a plat of "Sedberry Place", a condominium.

Being part of the property conveyed to Ted Welch, Trustee, by deed of record in Book 4956, page 323, said Register's Office.

This conveyance is made subject to: (1) Master Deed of record in Book 5095, page 181; (2) By-Laws of Sedberry Place Homeowners Association, Inc., as of record in Book 5095, page 198; (3) Amendment to By-Laws and Master Deed of record in Book 5103, page 727; and (4) Easement for sewer line to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 5028, page 155, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 72,000.00
Subscribed and sworn to before me, this the 13th day of October, 19 77
Affiant [signature]
My commission expires May 30, 1979 (Affix Seal)
Helen W. Scott
Notary Public

This is ~~unimproved~~ improved (XX) property, known as 6022 Sedberry Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* James J. Keras and wife, Catherine C. Keras, 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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James J. Keras and wife, Catherine C. Keras, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 13th *day of* October, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ted Welch, Trustee [signature]
Ted Welch, Trustee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Helen D. Scott, *a Notary Public in and for said County and State,* Ted Welch, Trustee,

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* 13th *day of* October, *19* 77.

Helen D. Scott
*Notary Public*

HELEN D. SCOTT NOTARY PUBLIC AT LARGE TENNESSEE

*Commission expires* May 30, 1979

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* .....

| | | | | | |
|---|---|---|---|---|---|
| OCT 14 77 | CONV | 72,000.00 | | | |
| OCT 14 77 | S'TAX | | 8* | 187.20 | |
| OCT 14 77 | R'FEE | | 8* | .50 | |
| OCT 14 77 | W'DEED | | 8* | 4.00 | * 191.70 |

**WARRANTY DEED**

FROM
TED WELCH, TRUSTEE
TO
JAMES J. KERAS and wife

E 31121

IDENTIF. REFERENCE

OCT 14 1 56 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**
Phone 255-4631
**NASHVILLE, TENNESSEE 37238**

File: George E. Mudter, Jr., Atty.