3152 09/21 179.40- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

James F. Kelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Sept., 1979

Notary Public

MY COMMISSION EXPIRES: 1-12-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cosner, Waldschmidt and Crocker, 11th Floor First American Center Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James. F. Kelton (NAME)	Same. (NAME)	160-4
5127 Pritchett Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	51
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6Du-38310

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, Ronald E. Marquardt and wife Betty Joe Marquardt.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Kelton and wife Sharon K. Kelton

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 the 6th Civil District of Davidson County, Tennessee being Lot No. 1101 of Pritchett Drive on the Map of Brentwood Hall Subdivision, Section XI, as of record in Book 2331, page 134, said Registers Office, described as follows:

Said Lot No. 1101 fronts 82 feet on the easterly side of Pritchett Drive and runs back between lines 201.3 feet on the southerly line and 174.5 feet on the northerly line to a dead line in the rear on which it measures 121.2 feet.

Being same property conveyed to Ronald E. Marquardt and wife Betty Joe Marquardt by deed from Warren C. Beem, Jr and wife Bernice F. Beem, of record in Book 5203 page 853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive convenants of record in Book 2543 , page 155 Register's Office for Davidson County, Tennessee and the Plan of record in Book 1221 Page 132, said Register's Office, which shows an 80 foot set-back line from Pritchett Drive, and 10 foot easement ofr Public utitlites across the northerly and easterly side of the lot.

This is unimproved ( ) improved (X) property, known as 5127 Pritchett Drive, Nashville, Tennessee 37220
(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 hands this 17 day of Sept., 1979

Ronald E. Marquardt

Betty Joe Marquardt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ed A. Beasley, Jr., a Notary Public in and for said County and State, the within named Ronald E. Marquardt & Betty Joe Marquardt

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 Brentwood, Tennessee, this 17 day of September 1979.

Commission expires 1-12-81

Ed A. Beasley, Jr.
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
Ronald E. Marquardt and wife Betty Joe Marquardt

TO
James F. Kelton and wife Sharon K. Kelton

F. 53284

IDENTIF. REFERENCE

SEP 21 8 54 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Mail Brentwood Realty Co
Brentwood, Tn
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66500.00- CO	
			172.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 173.40-	
3152A09/21/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F53284

IDENTIFICATION REFERENCE

SEP 21 8 54 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 713399