This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5615 PAGE 353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Vraciu and wife, Jean K. Vraciu	First Tennessee Bank N. A. Memphis	115-10-37
(NAME)	(NAME)	
6520 Cornwall Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Robert A. Vraciu and wife, Jean K. Vraciu and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Jean B. Ketchum, formerly Jean W. Barber, and husband, Thomas L. Kethcum

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A. Vraciu and wife, Jean K. Vraciu

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

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of West Meade Estates, Section 2, as of record in Book 2900, page 118, Register's Office for said County, described as follows:
Beginning on the easterly margin of Cornwall Drive at the corner of Lots Nos. 198 and 197; thence with the line between said two lots easterly 253.8 feet to the corner of Lots Nos. 198 and 199; thence with the line between said two lots northerly 220 feet to the southerly margin of Cornwall Court; thence with the same westerly 235 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 37.45 feet to the easterly margin of Cornwall Drive; thence with the same southerly 155 feet to the beginning.

Being the same property conveyed to James E. Barber and wife, Jean W. Barber by deed from Wells Construction Company, of record in Book 4506, page 155, Register's Office for said County, the said parties having since divorced and James E. Barber having conveyed his interest in Book 5594, page 538, Register's Office for said County, to Jean W. Barber, now Jean B. Ketchum.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by James E. Barber, et ux, of record in Book 4888, page 652, Register's Office for said County; a 10-foot easement for public utilities, 20-foot drainage easement, 60-foot building setback line from Cornwall Court and 150-foot setback line from Cornwall Drive, and conditions of Owner's Certificate, as shown on Plan of record in Book 2900, page 118, said Register's Office; and restrictive covenants of record in Book 3134, page 426 and amended in Book 4503, page 117, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 19th day of June, 19 80

Affiant

My commission expires: 4/3/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 6520 Cornwall Drive, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 19th *day of* June, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jean B. Ketchum

Thomas L. Kethcum

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Jean B. Ketchum, formerly Jean W. Barber

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 19 *day of* June, 19 80

Mary Ensley
Notary Public

Commission expires 4/8/84

NOTARY PUBLIC

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Jean B. Ketchum, formerly
Jean W. Barber

TO
Robert A. Vraciu and wife,
Jean K. Vraciu

F 9 4 4 2 9

IDENTIF. REFERENCE

JUN 20 12 04 PM '80

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5615 PAGE 355

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
			100000.00-	CO
			260.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	266.50-
5490A	06/20/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 4 2 9

T
IDENTIF. REFERENCE

JUN 20 12 04 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 763930