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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$32,598.73 /s/ Bryan G. Ketterman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1982

Anne Hasselberg
Notary Public

MY COMMISSION EXPIRES: Oct. 15, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan G. & Karen S. Ketterman (NAME)	Same (NAME)	Map 73-1
2722 Bobbie (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 108 Id
Nashville, Tenn 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan G. Ketterman and wife, Karen S. Ketterman

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:

BEING Lot No. 44 on the Map of Happy Valley, Section C, not of record and described according to a survey made by Z. J. Wilkerson, Surveyor, September 2, 1945, as follows:

BEGINNING on the southerly margin of Bobby Avenue at a point 475 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 43 and 44; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald Land; thence with said line, eastwardly 75 feet to the corner of Lots Nos. 44 and 45; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with the said Avenue, westwardly 75 feet to the beginning.

BEING the same property conveyed to Robert B. Beck and wife, Martha Lu Beck by deed from William G. Scott and wife, Patty C. Scott of record in Book 5668, page 295, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the vendor's lien retained in the Installment Deed of record in Book 5433, page 27, payable to Mary Sue Hasselberg, of record in said Register's Office.

TAXES for 1982 have been pro-rated and assumed by Grantees.

This is unimproved ( ) improved (XX) property, known as 2722 Bobbie Avenue Nashville, Tn. 37216
(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 20th day of February, 1982

Robert B. Beck

Martha Lu Beck

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Beck and Martha Lu Beck

the bargainor s, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 1982

Commission expires Oct 15 1983

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

G. 80680

IDENTIF. REFERENCE

FEB 23 10 33 AM '82

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

Robert B. Beck and wife,

Martha Lu Beck

TO

Bryan G. Ketterman and wife,

Karen S. Ketterman

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

3818 12/23 91.26- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			32593.73- CO	
			84.76 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	91.26-
3818A02/23/82			BAL	.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 806680

IDENTIF. REFERENCE

FEB 23 10 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868300