ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John B. Varallo, III et ux	Covenant Mortgage Corporation	15DZ-53420
Sheila A. (NAME)	(NAME)	
2722 Bobby Avenue	101 Winners Circle, Suite 212	Map 73-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216	Brentwood, TN 37027	Parcel 108
(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 in hand paid by the GRANTEES; JOHN B. VARALLO, III AND WIFE, SHEILA A. VARALLO, and other good and valuable considerations, the receipt of which is hereby acknowledged

STATE TAX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 6 10 25 AM '86

IDENTIFICATION REFERENCE

98121

I, BRYAN G. KETTERMAN, unmarried
have bargained and sold, and by these presents do transfer and convey unto the said
JOHN B. VARALLO, III AND WIFE, SHEILA A. VARALLO

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

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 Lot 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 Lot 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 Bryan G. Ketterman and wife, Karen S. Ketterman by deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 5854, Page 532, Register's Office for Davidson County, Tenn, and further divested out of Karen S. Ketterman to Bryan G. Ketterman Divorce Decree, Case No. 84D-3871 and recorded in Book 6849, Page 459 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2722 Bobby Avenue (House Number) (Street)
Nashville, Tenn. 37216
(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 30th day of APRIL, 19 86.

Bryan G. Ketterman
Bryan G. Ketterman

BOOK 6849 PAGE 168

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bryan G. Ketterman

the 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 Brentwood, Tennessee, this 30th day of April, 19 86.

My commission expires 7/18/87 Notary Public D. Annette Burton

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 $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John B. Varallo, III

Sworn to and subscribed before me
this 30th day of April, 19 86.

My commission expires 7/18/87 Notary Public D. Annette Burton

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 213 WARD CIRCLE--MARYLAND FARMS BRENTWOOD, TN 37027
Name Address

WARRANTY DEED

FROM
Bryan G. Ketterman

TO
John B. Varallo, III et ux

LAW OFFICES
WILLIAM D. CASTLEMAN
213 WARD CIRCLE-MARYLAND FARMS
BRENTWOOD, TN 37027
(615) 373-3838
AND
101 CUMBERLAND AVENUE
MADISON, TN 37115
(615) 865-4750

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6849 PAGE 169

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

40000.CO- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
0864A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98121.

IDENTIFICATION REFERENCE

MAY 6 10 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244773