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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 67749.00.

X Betty H. Ketchum
Affiant

SWORN to and subscribed before me on this the 13 day of May, 1987.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 1/19/90

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NO.
Mr./Ms. Kenneth J. Ketchum	OLD HICKORY EMP. C.U.	4D-37560
111 Hickman Street	1000 Industrial Drive	43-4
Old Hickory, TN 37138	Old Hickory, TN 37138	Par 41 Jo

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **BEN R. HANNAH and wife, KAREN J. HANNAH,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **BETTY H. KETCHUM and husband, KENNETH J. KETCHUM,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14 on the unrecorded plan of Scenic View Subdivision, being more particularly described according to a survey of John Kohl, dated May 6, 1982, as follows:

BEGINNING at a point in the southerly margin of Hickman Street, said point being 171.4 feet in an easterly direction from the intersection of Hickman Street and Keeton Avenue; thence following said boundary of Hickman Street in a northeasterly direction 100 feet to a point; thence in a southerly direction 260.7 feet to a point; thence in a southwesterly direction 96.5 feet to a point; thence in a northwesterly direction 21.7 feet to a point; thence continuing in northwesterly direction 245.0 feet to the point of beginning.

BEING the same property conveyed to BEN R. HANNAH and wife, KAREN J. HANNAH by Quitclaim Deed from KAREN J. HANNAH, formerly Karen Jane Reed of record in Book 6643, Page 477, Register's Office for Davidson County, TN.

This is improved property known as 111 Hickman Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 12th day of May, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ben R. Hannah
BEN R. HANNAH

Karen J. Hannah
KAREN J. HANNAH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BEN R. HANNAH and wife, KAREN J. HANNAH, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 13th day of May, 1987.

Ellen B. May
NOTARY PUBLIC

ELLEN B. MAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/12/90

2.63.84

IDENTIFICATION REFERENCE

MAY 15 2 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

67747.00- CAMT.
189.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.06-
7766A05/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

263847

IDENTIFI REFERENCE

MAY 15 2 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82298