THIS INSTRUMENT PREPARED BY:

Robert G. Wheeler, Jr.
Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

3295 10/25 0101 03CHECK 161.11

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry Herman Kestner, et ux 3063 Ivy Point Road Goodlettsville, TN 37072	Same as New Owner	Map 10 Parcel 32 Field Book I.D. No.: 10D 17225

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN B. RITTENBERRY and wife, RUTH B. RITTENBERRY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto TERRY HERMAN KESTNER and wife, HILDA CHRISTINE KESTNER, hereinafter referred to as 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 10th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, ENgineers, dated January 25, 1964, as follows:

BEGINNING at a point in the center of Ivy Point Road, marked by a railroad spike, said point being the sourthwest corner of a tract of land described as Tract II in the deed conveying said land to Charles A. Gentry, as of record in Book 3679, page 299 Register's Office; thence north 7 deg. 5' west 1703.9 feet to an iron pin; thence south 85 deg. 45' east 200 feet to an iron pin; thence south 4 deg. 10' west 1850 feet to a railroad spike in the center of Ivy Point Road; thence with the center of said Road, north 65 deg. 58' west 121 feet and north 53 deg. 4' west 186 feet to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to John B. Rittenberry and wife, Ruth B. Rittenberry, by deed from Malcolm Allen and wife, Mary Elizabeth Allen, of record in Book 4516, Page 955, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which will be prorated between the parties and which will be paid in full at closing.

2. Property assessed in Greenbelt and and if subject to Rollback Taxes, said Rollback Taxes shall be paid by the GRANTEES.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 23rd day of October, 1990.

TERRY HERMAN KESTER

JOHN B. RITTENBERRY

HILDA CHRISTINE KESTNER

RUTH B. RITTENBERRY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. RITTENBERRY and wife, RUTH B. RITTENBERRY, and TERRY HERMAN KESTNER and wife, HILDA CHRISTINE KESTNER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of October, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $46,668.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of October, 1990.

NOTARY PUBLIC

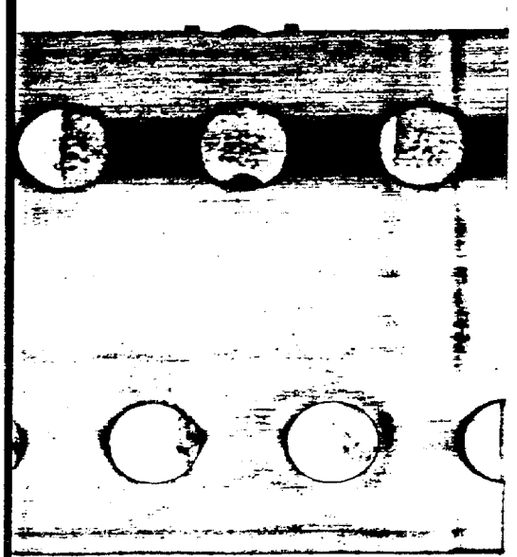
My Commission Expires: 12/29/93

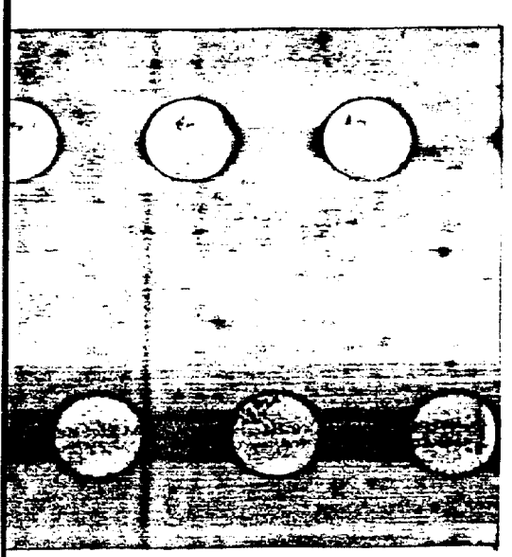
67542

IDENTIF. TREFERENCE

OCT 25 [illegible] '90

FELIX Z. [illegible]
DAVIDSON COUNTY TR.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8224 PAGE 150

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 46668.00
CON TX 154.11
PRFEE 1.00
MDEED 6.00
TOTAL 161.11
CHECK 161.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/90 01 09:54 0001 3295

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IDENTIF. REFERENCE

OCT 25 9 53 AM '90

FELIX Z. WILSON Register
DAVIDSON COUNTY TN.

No. 367457