ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Larry V. Ketelsen	BancBoston Mortgage Corporation	MAP and PARCEL
Joanne B. Ketelsen	Attn: Tax Dept.	
243 Wallace Road	PO Box 45298	148-01-0-006.00
Nashville, TN 37211	Jacksonville, FL 32231	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 8857 PAGE 538

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert Lynn Hay and Jackie L. Hay, both unmarried, and James Mark Hay, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Larry V. Ketelsen and Joanne B. Ketelsen, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Hillbrook, Section 3, of record in Book 3300, Page 84 and amended in Book 3881, page 544, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to James Mark Hay and Robert Lynn Hay, both unmarried, by deed from Judith L. Scribner and Carolyn B. Pickney, both unmarried, of record in Book 7506, page 147, said Register's office.

Robert Lynn Hay having since married, and his wife, Jackie L. Hay, having been granted rights in said property by deed of record in Book 8158, page 900, said Register's office.

Robert Lynn Hay and Jackie L. Hay having since divorced. James Mark Hay warrants that he has never occupied said property as a married person.

This is property with a common address of 243 Wallace Road, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) the Plan of Record in Book 3300, page 84 and amended in Book 3881, page 544, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3460, page 295, said Register's office; 4) Deed of Trust executed by James Mark Hay and Robert Lynn Hay, both unmarried, to Jackson W. Moore, Trustee, of record in Book 7506, page 150, dated March 31, 1988, and secured to Germantown Trust Savings Bank in the principal amount of $77,331.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7506, page 150, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $80,547.58

Affiant

Subscribed and sworn before me this 1st day of February, 1993.

Notary Public

My Commission Expires: 11-27-93

NOTARY PUBLIC AT LARGE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 8857 PAGE 539

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **February, 1993**.

Robert Lynn Hay

Jackie L. Hay

James Mark Hay

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 **Robert Lynn Hay and Jackie L. Hay, ~~Husband and Wife,~~* and James Mark Hay, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **1st** day of **February, 1993.**

* Both unmarried

Notary Public
My Commission Expires: 7-23-

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 _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **1st** day of **February, 1993.**

Notary Public
My Commission Expires:

File No. 9301-021

893317

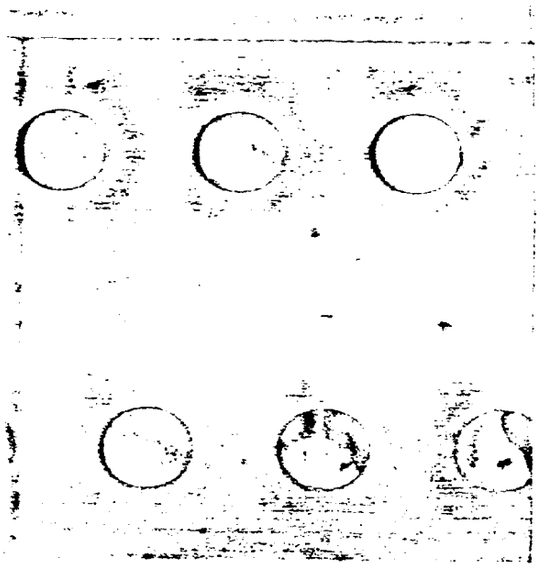
IDENTIFICATION REFERENCE

FEB 4 10 55 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9531 02/04 0101 03CHECK 306.85





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

RECEIVED OF _____

FOR _____

BOOK 8857 PAGE 540

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

CAMT 80547.58
CON TX 297.85
PRFEE 1.00
WDEED 8.00
TOTAL 306.85
CHECK 306.85

02/04/93 01 10:53 0001 9531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.3.3.1.

IDENTIFI REFERENCE

FEB 4 10 55 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618051