76364 SOR

IDENTIF. # REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

94 JUL 29 PM 4:14

FELIX DAVIDSON

ADDRESS NEW OWNER:
Paul G. Ketteman and Jill N. Ketteman
6113 Bresslyn Road
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 115-12
GROUP
PARCEL 74

WARRANTY DEED

BOOK 9422 PAGE 203

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Winnie R. Cross, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Paul G. Ketteman and wife, Jill N. Ketteman, 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:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of West Meade Farms Inc., Section "C", as of record in Book 1835, page 44, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 48 fronts 130 feet on the easterly side of Bresslyn Road extends back 353.4 feet on the northerly line and 332.8 feet on the southerly line to a rear line on which it measures 165 feet.
>
> Being the same property conveyed to Martin K. Cross, Jr. and Winnie R. Cross, by deed from David Craig Johnson and wife, Nancy F. Johnson, as of record in Book 7945, page 541, Register's Office for Davidson County, Tennessee, the said Martin K. Cross, Jr. having since died.

This is improved property known as 6113 Bresslyn Road, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 1939, page 147, said Register's Office.
3. Plan of record in Book 1835, page 44, said Register's Office.
4. Sanitary sewer and/or storm drainage easement of record in Book 6280, page 277, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Paul G. Ketteman and wife, Jill N. Ketteman, their heirs and assigns, forever; and I, Winnie R. Cross, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of July, 1994.

Winnie R. Cross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Winnie R. Cross, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 29, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 172,500.00.

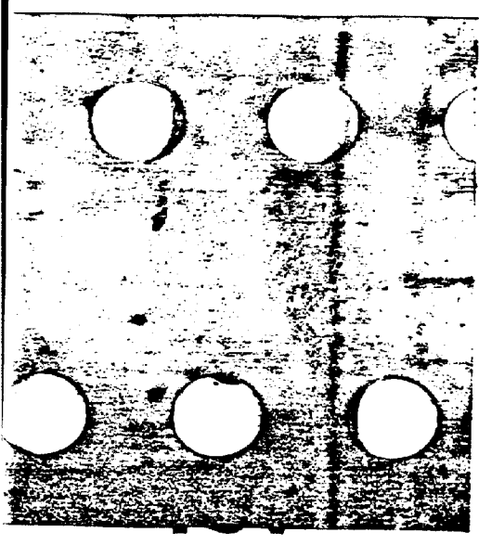
AFFIANT

Subscribed and sworn to before me this 27th day of July, 1994.

NOTARY PUBLIC
My Commission Expires: Nov 29, 1996

2628 07/29 0101 03CHECK 647.25





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

RECEIVED OF _____

FOR _____

BOOK 9422 PAGE 205

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	
				172500.00
			CON TX	638.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	647.25
			CHECK	647.25
07/29/94	01		16:13 0001	2628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76364
IDENTIF. ↑ REFERENCE

94 JUL 29 PM 4:
FELIX
DAVIDSON COUNTY

No. 819174