BOOK 9422 PAGE 358

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

X Julie A. Wagoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #32628

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Julie A. Wagoner (NAME)	Margaretten and Company, Inc. (NAME)	104-5-243
3613 Westbrook Avenue (ADDRESS)	One Ronson Road (ADDRESS)	FB 26W-00170
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Iselin, New Jersey 08830 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul G. Ketteman and wife, Jill N. Ketteman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie A. Wagoner, unmarried

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. 468 and the easterly 10 feet of Lot 469, on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 468 and the part of Lot No. 469 front together 70 feet on the southerly side of Westbrook Avenue and run back 191 feet on the easterly line and 182 feet, more or less, on the westerly line to an alley and measures 71 feet thereon.

BEING the same property conveyed to Paul G. Ketteman and wife, Jill N. Ketteman by deed from Paul J. Ketteman and wife, Helen J. Ketteman of record in Book 5581, Page 621, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

94 AUG -1 AM 8:56
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

76410
IDENTIF. & REFERENCE

(unimproved ( ))
This is improved (X) property known as 3613 Westbrook Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand s this 22nd day of July 19 94

Paul G. Ketteman

Jill N. Ketteman

RECORDER'S MEMO
LEGIBILITY OF WRITING, PRINTING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9422 PAGE 359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Paul G. Ketteman and wife, Jill N. Ketteman

the bargainor s, with whom I am personally acquainted or 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 22nd day of July, 19 94

Commission expires 4/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Paul G. Ketteman and wife, Jill N. Ketteman

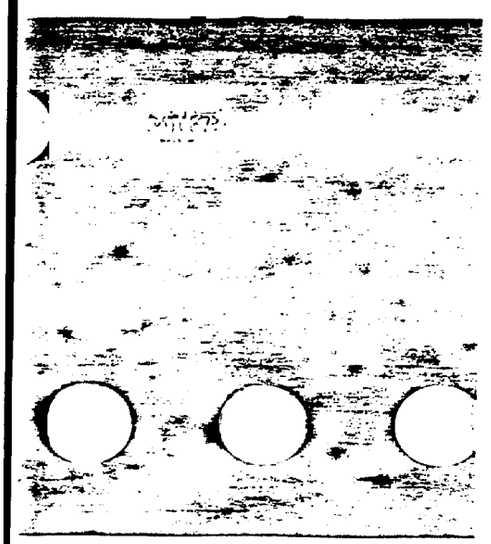
TO

Julie A. Wagoner

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #32628

2679 08/01 0101 03CHECK 506.65



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

RECEIVED OF _____

FOR _____

BOOK 9422 PAGE 360

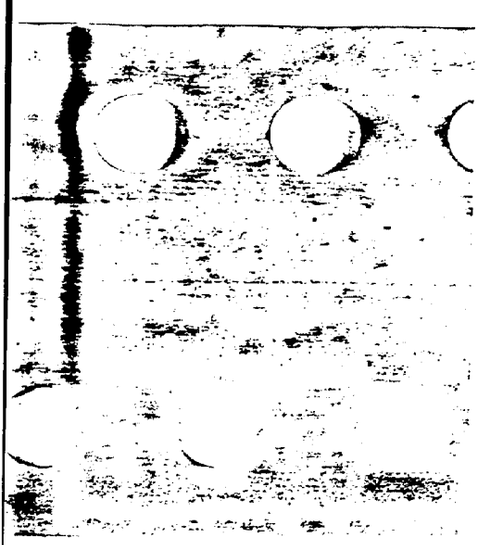
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
134500.00
CON TX 497.65
PRFEE 1.00
WDEED 8.00
TOTAL 506.65
CHECK 506.65

08/01/94 01 08:55 0001 2679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



76410
IDENTIF. ↑ REFERENCE

94 AUG -1 AM 8:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 819220