BOOK 10495 PG 758

BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $203,000.00.

Terrell T. Ketchum
Affiant

Subscribed and sworn to before me, this 16th day of June, 1997.

Notary Public

My Commission Expires: 11-27-17

Address New Owner As Follows:
Terrell T. Ketchum
4403 Hunt Place
Nashville, TN 37215

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 100100
Atlanta, GA 30348

Map-Parcel Number:
131-07-059
16DA 28665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWIN L. MCLAURIN, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TERRELL T. KETCHUM,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Part One, Hunt Terrace, of record in Book 1130, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edwin L. McLaurin and David W. Hinson by deed from Margaret Vail Morgan, now Doyle and husband, Robert F. Doyle, Sr., of record in Book 8553, page 397, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 9567, page 393, Register's Office for Davidson County, Tennessee, David Ward Hinson quitclaimed all right, title and interest in subject property to Edwin L. McLaurin.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1286, page 401, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1130, page 53, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4116, page 692, Register's Office for Davidson County, Tennessee.

This is improved property known as 4403 Hunt Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of June, 1997.

Edwin L. McLaurin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWIN L. MCLAURIN, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1997.

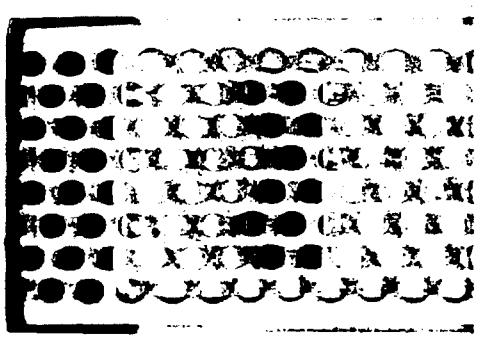
Notary Public

My Commission Expires: 11/29/99

97 JUN 17 PM 3:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
4216 06/17 0101 03CHECK 760.10

IDENTIF. & REFERENCE
05169548

00734.04 01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10495 PG 760

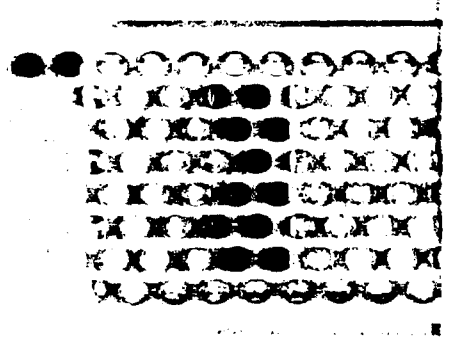
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PRORATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 203000.00
CON TX 751.10
PRFEE 1.00
WDEED 8.00
TOTAL 760.10
CHECK 760.10

06/17/97 01 15:57 0001 4216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0316948

IDENTIF. A REFERENCE

97 JUN 17 PM 3:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1164096