RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35913)

BOOK 10607 PG 449

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Sarah Lewis Phy
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF September, 19 97.

NOTARY PUBLIC

My Commission expires: 11/28/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supreme Ct# 003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarah Lewis Phy (NAME)	SAME (NAME)	131-6-46
2009 Castleman Dr. (ADDRESS)	(ADDRESS)	16DA-28405
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 375,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Hal M. Ketchum and wife, Terrell T. Ketchum

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Sarah Lewis Phy

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 21 of Block 7 on the plan of Overton Hills, a resubdivision of Hollywood Place on Hillsboro Road, as of record at Book 843, page 66, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **9289**, page **687**, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictions at Book 998,page 418, Book 1165, page 175 and Book 2153, page 109 and said plan of record at Book 843, page 66, all said Register's Office.

The said Hal M. Ketchum having appointed his spouse, Terrell T. Ketchum, his lawfull Attorney-In-Fact by instrument which is being placed of record in the pages immediately preceding this Warranty Deed.

~~unimproved~~ This is improved (X) property, known as 2009 Castleman Dr., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of SEPTEMBER, 19 97.

Hal M. Ketchum
Hal M. Ketchum

Terrell T. Ketchum
Terrell T. Ketchum

By: Terrell T. Ketchum, AIF
Terrell T. Ketchum

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10607 PG 450

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 Terrell T. Ketchum

_____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** she **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this 3rd **day of** September, **19** 97.

My Commission expires:
11-27-99

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Terrell T. Ketchum, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Hal M. Ketchum, and who acknowledged that she executed the same as the free act and deed of Hal M. Ketchum. WITNESS my hand and official seal at Nashville, TN, on September 3, 1997.

My commission expires: 11-27-99

_____
Notary Public

A F F I D A V I T O F A T T O R N E Y I N F A C T

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

This day appeared before me, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, Terrell T. Ketchum, Attorney In Fact, who made oath as follows:

1. That by appointment dated August 27, 1997, which is of recorded in the Register's Office for Davidson County, Tennessee, at Book _____, page _____, (or being recorded simultaneously with the instrument to which this affidavit is applicable)
I, Terrell T. Ketchum was appointed as Attorney In Fact for, Hal M. Ketchum, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any fact indicating the same.

Given under my hand this 3rdth day of September, 1997.

Terrell T. Ketchum
Terrell T. Ketchum , Affiant

I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated do certify that Terrell T. Ketchum whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand, this 3rd th day of September, 19 97 at Nashville Tennessee.

My commission expires: 11-27-99

_____
Notary Public

This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd.
Nashville, TN 37215, (615) 385-2804, SupCt.#003143.

97 SEP 12 PM 1:28

0348035

IDENTIF. & REFERENCE

RECEIVED - DAVIDSON COUNTY, TN. REGISTER'S OFFICE

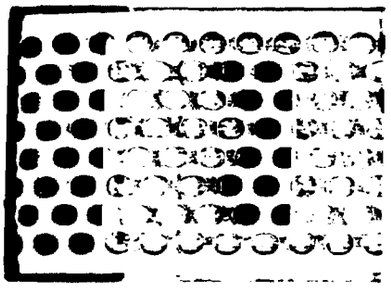
808399/12GRAY 03CHECK 13794.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS SATISFACTORY WHEN R IVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10607 PG 451

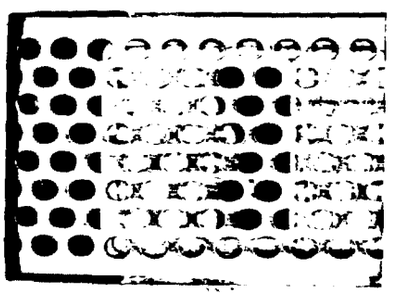
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	375000.00
CON TX	1387.50
PRFEE	1.00
WDEED	8.00
TOTAL	1396.50
CHECK	1396.50

09/12/97 01 13:35 0001 8087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0348035
IDENTIF. # REFERENCE

97 SEP 12 PM 1:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197522