THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 152,000.00

Delbert Ketcham
Affiant

Subscribed and sworn to before me, this 15th day of May, 2002

Mitchell A Watts
Notary Public

My Commission Expires: 10-1-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DELBERT KETCHAM 900 19th Avenue, South #703 Nashville, Tennessee 37212	SAME	MAP 92-16-B PARCEL 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY TWO THOUSAND AND NO/100---------- ($ 152,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, WAYNE BRADLEY DANIEL and wife, JULIENNE LEIGH DANIEL, and DANIEL L. HIPP, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DELBERT KETCHAM AND SHEILA DEBETTENCOURT 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:

BEING Unit No. 703 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wayne Bradley Daniel and wife, Julienne Leigh Daniel and Daniel L. Hipp, with a 25% interest held by Wayne Bradley Daniel, a 25% interest held by Julienne Leigh Daniel and 50% interest held by Daniel L. Hipp, by deed from Leslie Elliott Bider and Lynn Sheri Bider, Trustees of the Leslie Elliott Bider and Lynn Sheri Bider Revocable Trust of record in Book 10598, page 365, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/17/02 14:00 2pgs
Fees:13.00 Taxes:562.40
20020517-0060814

This is improved property known as 900 19th Avenue, South #703, Nashville, Tennessee 37212

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.

GRANTORs COVENANT with the said GRANTEEs that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of May, 2002.

WAYNE BRADLEY DANIEL

JULIENNE LEIGH DANIEL

DANIEL L. HIPP

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 WAYNE BRADLEY DANIEL and wife, JULIENNE LEIGH DANIEL, and DANIEL L. HIPP, 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 this 15th day of May, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath 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 this _____ day of _____.

My Commission Expires: _____

Notary Public