File Box 9B
FIRST TITLE & ESCROW

File 26320

WARRANTY DEED

R-BD-07-6220

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory J. Ketteman	~~Gregory J. Ketteman~~ SUNTRUST MORTGAGE	
6220 Henry Ford Drive	P.O. Box 79041 (NAME) ~~6220 Henry Ford Drive~~	
(ADDRESS) Nashvlle, TN 37209	(ADDRESS) Baltimore, MD 21279 ~~Nashville, TN 37209~~	90-16-82.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT L. MCCARTER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY J. KETTEMAN AND WIFE, ASHLEY C. KETTEMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 216 ON THE PLAN OF CHARLOTTE PARK, SECTION III, AS OF RECORD IN BOOK 2663, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. MCCARTER AND WIFE, KAE W. MCCARTER BY WARRANTY DEED FROM MARY E. WOODSIDE, WIDOW, RECORDED ON THE 2ND DAY OF NOVEMBER, 1994 IN DEED BOOK 9508, PAGE 584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID KAE W. MCCARTER HAVING SINCE DIED ON AUGUST 23, 2005.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 2663, Page 70; Covenants, Conditions and Restrictions in Book 2803, Page 210; and Easement of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee.

Kyong Suk McCarter joins in the execution of this instrument to convey any interest she may have in subject property by virtue of her marriage to the said Robert L. McCarter.

unimproved ( )

This is improved (X) property, known as 6220 Henry Ford Drive, Nashvlle, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 2nd day of March, 2007.

Robert L. McCarter

Kyong Suk McCarter

Davidson County DEEDWARR
Recvd: 03/07/07 15:17 2 pgs
Fees:13.00 Taxes:555.00

20070307-0028321

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. McCarter,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

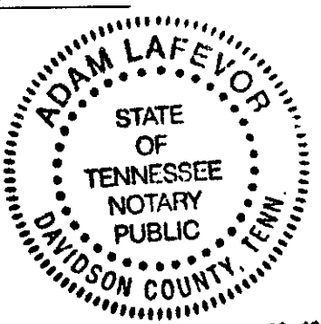
** and Kyong Suk McCarter

Witness my hand and official seal, this the . 2nd day of March, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903