K 3461

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $1.00 ----------(One)---------- DOLLARS

Cash in hand paid by James Wallace Little and wife, Sarah Evelyn Little, the receipt of which I, Jesse O. Ledbetter, hereby acknowledge, and love and affection which I, Jesse O. Ledbetter, bear toward James Wallace Little and Sarah Evelyn Little.

And further consideration that I, the said Jesse O. Ledbetter, shall reserve and retain a home in the hereinafter described property and continue until my death; and in addition the said James Wallace Little and Sarah Evelyn Little are to furnish food, care and other support for me, the said Jesse O. Ledbetter, until my death; and at the death of the said Jesse O. Ledbetter, the said James Wallace Little and wife, Sarah Evelyn Little are to have an absolute title to the hereinafter described property.

I, Jesse O. Ledbetter (a widower) have bargained and sold, and by these presents do transfer and convey unto the said James Wallace Little and wife, Sarah Evelyn Little their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 10 on the plan of Richardson Place Subdivision, as of record in Book 547, page 135, Register's Office for said County, being parts of Lots Nos. 98, 99 and 103 and part of an alley lying south of Lot No. 103 on the plan of Lockeland, the Chadwell Home Place, as of record in Book 57, page 135, said Register's Office.

Said Lot No. 10 fronts 64 feet on the northerly side of Holly Street formerly Chadwell Street or Avenue, and runs back between parallel lines 379 feet to a dead line.

Being the same real property conveyed to Jesse O. Ledbetter, by deed from Miller Binkley and wife, of record in Book 3371, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for sewer as set out in Book 1165, page 334, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Wallace Little and wife, Sarah Evelyn Little their heirs and assigns, forever.

And I do covenant with the said James Wallace Little and wife, Sarah Evelyn Little 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.

And I, Jesse O. Ledbetter do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said James Wallace Little and wife, Sarah Evelyn Little their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31 day of October, 19 62

Jesse O. Ledbetter

Ruckah L. Gravitt

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lillard Duval Harrison a Notary Public in and for said County and State, the within named Jesse O. Ledbetter

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31 day of October, 1962

Commission expires May 1-1965

Lillard Duval Harrison
Notary Public

TENNESSEE TITLE COMPANY

PG 607