BOOK 3838 PAGE 869

Address of New Owner (s)	Send Tax Bills To:	Map-Parcel Numbers
Davis Ledbetter	Davis Ledbetter	map 174
Antioch, Tennessee Rt #1	Antioch, Tennessee Rt. #1	par 12
		ea

D E E D

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate as tenants by the entireties between Davis Ledbetter and wife, Alice Wheeler Ledbetter.

We, Davis Ledbetter and wife, Alice Wheeler Ledbetter, have bargained and sold, and by these presents do hereby transfer and convey unto Edward W. Hill, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

Two tracts of land in the 5th Civil District of Davidson County, Tennessee, described as follows:

X TRACT I:

Situated and lying in the new 5th, formerly the 6th, Civil District of Davidson County, and described as follows:

BEGINNING at a stone being formerly S. H. Harris southwest corner and running one hundred and twenty-eight poles and 7 links north; thence east twenty-four poles; thence south twenty poles to the base line; thence with the base line east 37 poles 8 links to a stone in S. F. Harris base line; thence south one hundred and twelve poles to a stone in Elizabeth Wolf's line; thence with said Wolf's line sixty-one poles 8 links to the beginning and containing forty-five acres, more or less.

Being the same property conveyed to L. D. Ledbetter, by deed from W. C. Ledbetter and others, as of record in Book 530, page 297, Register's Office for Davidson County, Tennessee.

The above description includes but excludes a 40 foot square plot used as a burying ground with the right of ingress and egress.

TRACT II:

Beginning at a point on the west boundary line of Culbertson's land 388 feet, south from the northwest corner of Lot No. 2 in the south division of the lands of Stephen H. Ham's Plan of which is of record in Minute Book "X", page 284, of Circuit Court of Davidson County, Tennessee, and running from said beginning point with the line between Lots No. 1 and 2 of said Plan, south 1 deg. east 1467 feet to a point in the center of an old lane; thence with the south boundary line of said Lot No. 2, south 89 deg. east 1091 feet to corner of 2 fences; thence with the fence north 4 deg. east 1568 feet to a point on the north bank of Turkey Creek, same being a point in Moore's land; thence down the center of said Creek with Moore's line north 80 deg. west 360 feet, north 70 deg. west 86 feet to Moore's southwest corner; thence south 30 feet to a stake; thence with an old fence south 82 deg. west 359 feet; thence south 77 deg. west 430 feet to the point of beginning. Containing 30 acres, more or less.

Being the same property conveyed to L. D. Ledbetter and wife, Alice Ledbetter, by deed from J. A. Culbertson and wife, Minna Ethel Culbertson, of record in Book 866, page 64, Register's Office for Davidson County, Tennessee.

The said Alice Ledbetter having died prior to the death of L. D. Ledbetter and both tracts being devised to Davis Ledbetter by will of Locy Dillon Ledbetter of record in Will Book 70, page 360, County Court Clerk's Office, Davidson County, Tennessee.

Being the same property conveyed to Alice Wheeler Ledbetter, by deed from Davis Ledbetter, of record in Book 2864, page 319, Register's Office for Davidson County, Tennessee.

This is (unimproved, improved) property, known as _____ (House Number) _____ (Street) Rt. #1 (P.O.Address) Nashville, Tennessee (City or Town) _____ (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Edward W. Hill, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Davis Ledbetter and wife, Alice Wheeler Ledbetter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward

W. Hill, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Edward W. Hill, Trustee, for and in consideration of the sum of ONE AND 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Davis Ledbetter and wife, Alice Wheeler Ledbetter, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Davis Ledbetter and wife, Alice Wheeler Ledbetter, their heirs and assigns, forever.

And I do covenant with the said Davis Ledbetter and wife, Alice Wheeler Ledbetter, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Edward W. Hill, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Davis Ledbetter and wife, Alice Wheeler Ledbetter, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4 day of December, 1964.

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

DEC 7 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 7 - 1964
CT

Davis Ledbetter
DAVIS LEDBETTER

Alice Wheeler Ledbetter
ALICE WHEELER LEDBETTER

Edward W. Hill Trustee
EDWARD W. HILL, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Wilma H. Dunlap, a Notary Public in and for said County and State, the within named Davis Ledbetter and wife, Alice Wheeler Ledbetter, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 4th day of December, 1964.

WILMA H. DUNLAP * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Wilma H. Dunlap
Notary Public

My Commission Expires: Feb. 1, 1966.

* * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Wilma H. Dunlap, a Notary Public in and for said County and State, the within named Edward W. Hill, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 4th day of December, 1964.

WILMA H. DUNLAP * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Wilma H. Dunlap
Notary Public

My Commission Expires: Feb. 1, 1966.

ED HILL REALTY CO
2221 NOLENSVILLE RD.

D E E D

FROM:

DAVIS LEDBETTER, ET UX

TO:

EDWARD W. HILL, TRUSTEE

AND

FROM:

EDWARD W. HILL, TRUSTEE

TO:

~~DAVIS LEDBETTER, ET UX~~

61018

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 7 10 19 AM '50

110 3231

PEDIGO & SAINDON
ATTORNEYS AT LAW
301-302 STAHLMAN BUILDING
NASHVILLE 3, TENNESSEE

ED HILL REALTY CO.
2221 NOLENSVILLE RD.

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