Prepared by: King, Benson & Ballow
733 Stahlman Building
Nashville, Tennessee 37201

BOOK 4679 PAGE 278

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles C. Ledbetter, et ux	Same	
(NAME)	(NAME)	
123 Hardaway Drive		33-8-95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original principal amount of $18,650.00 secured by a Deed of Trust to J. Robert Cannon, Trustee, of record in Book 4276, page 43, Register's Office for Davidson County, Tennessee.

We, Karen L. Greer and husband, Morris R. Greer,

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles C. Ledbetter and wife, Patricia B. Ledbetter, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 361, on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for said County.

Said Lot fronts 78 feet on the westerly side of Hardaway Drive and runs back 163.7 feet on the northerly line and 167.3 feet on the southerly line, to a dead line in the rear on which it measures 78.08 feet.

Being the same property conveyed to Karen L. Greer and husband, Morris R. Greer, by deed from Jones Lumber Company, Incorporated, of record in Book 4276, page 41, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,321.45

Subscribed and sworn to before me, this the 5 day of February, 1973

Affiant Charles C Ledbetter

My commission expires: Feb. 26, 1973 (Affix Seal)

Notary Public Thomas M. Moore

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 123 Hardaway Drive, Goodlettsville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Charles C. Ledbetter and wife, Patricia B. Ledbetter, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 5 *day of* Febuary, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Karen L. Greer

Karen L. Greer

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, Thomas M. Moore, a Notary Public in and for said County and State, Karen L. Greer and husband, Morris R. Greer,

the within named bargainor, S, 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 Hendersonville Tennessee, this 5 day of February, 1973.

Thomas M Moore Notary Public

Commission expires February 26, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

KAREN L. GREER, ET VIR

TO

CHARLES C. LEDBETTER, ET UX

RETURN TO:
TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, Tennessee 37075

893978

IDENTIF. REFERENCE

FEB 7 9 35 AM '73

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FEB-73	CONV	22,321.45			
FEB-73	S'TAX		A*	57.98	
FEB-73	PR'FEE		A*	.50	
FEB-73	W'DEED		A*	4.00	* 62.48