BOOK 4704 PAGE 662

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Loan # 5780	MAP PARCEL NUMBERS
Timothy A. Ledbetter (NAME)	First Federal Savings and Loan Ass. (NAME)	Map 74-12
3208 Downeymeade Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 66
Nashville Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	mo

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4353, page 677, Register's Office for Davidson County, Tennessee.

We, Harold R. Varden and wife, Shirley K. Varden,

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

Timothy A. Ledbetter and Karen D. Sparkman,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 572 on the Plan of Section V, Hermitage Hills, as of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot fronts 75 feet on the northerly side of Plantation Drive, as measured with a curve and extends back 178 feet on the easterly line and 192.81 feet on the westerly line, to a broken line in the rear, and measures 102.83 feet thereon.

Being the same property conveyed to Harold R. Varden and wife, Shirley K. Varden, by deed from Neal D. Harrell and wife, Jo Anne C. Harrell, of record in Book 4512, page 880, Register's Office for said County.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,200

Subscribed and sworn to before me, this the 3RD day of May 1973

Affiant

My commission expires: July 22, 1973 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 3908 PLANTATION DRIVE (House Number) (Street) HERMITAGE, TENN. 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

Timothy A. Ledbetter and Karen D. Sparkman, their

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, except as noted above.

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

Timothy A. Ledbetter and Karen D. Sparkman, their

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

Witness our hands this 4TH day of May, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shirley K. Varden

Harold R. Varden

This Instrument Was Prepared By

Dennye W. Pedigo (Camp)

Of The Law Firm Pedigo & Saindon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert E. Earhart, a Notary Public in and for said County and State, Harold R. Varden and wife, Shirley K. Varden,

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 Nashville, Tennessee, this 4th day of May, 19 73

Robert E. Earhart, Notary Public

Commission expires 1-26-76

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 .....

MAY-7 CONV 19,200.00
MAY-7 STAX A* 49.92
MAY-7 PRTFEE A* .50
MAY-7 WDEED A* 4.00 * 54.42

C05379

IDENTIF. REFERENCE

MAY 7 10 44 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HAROLD R. VARDEN, ET UX

TO

TIMOTHY A. LEDBETTER, ET AL

Compliments of

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

PEDIGO & SAINDON