This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

TTC-G-233643

WARRANTY DEED

BOOK 4746 PAGE 679

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William P. Ledbetter, etux	Commerce Union Bank	GO - 03575
(NAME)	(NAME)	
122 Garrett Drive	400 Union Street	Map 25-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072	Nashville, Tennessee 37219	Par 27
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 -------- ($10.00) ----------
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $16,800.00, to Commerce Union Bank, secured by a deed of trust to James A. Green, Trustee, of record in Book 4280, page 556, and re-recorded in Book 4289, page 853, Register's Office for Davidson County, Tennessee, payable as specified therein, *Dollars,*

we, Lloyd Sandifer and wife, Joyce E. Sandifer,

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

William P. Ledbetter and wife, Marion J. Ledbetter, their

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

Being Lot No. 46 on the Plan of Goodlettsville Heights Subdivision, Section 3, as of record in Book 1835, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 173.6 feet on the westerly side of Garrett Drive, and runs back between lines measuring 368.8 feet on the northerly side and 330.5 feet on the southerly side to a dead line in the rear, measuring 77.0 feet thereon.

Being the same property conveyed to Lloyd Sandifer and wife, Joyce E. Sandifer, by deed from William L. Collins and wife, Linda H. Collins, as of record in Book 4411, page 530, Register's Office for Davidson, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 12th day of September, 19 73

Affiant

My commission expires: My Commission Expires Nov. 8, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 122 Garrett Drive, Goodlettsville, Tennessee 37072
(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

William P. Ledbetter and wife, Marion J. 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,* except for abovementioned deed of trust.

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

William P. Ledbetter and wife, Marion J. Ledbetter, their

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

Witness our *hand* s *this* 12th *day of* September, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joyce E. Sandifer

Joyce E. Sandifer

Lloyd Sandifer

Lloyd Sandifer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lloyd Sandifer and wife, Joyce E. Sandifer, the within named 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, this 12th day of September, 19 73.

My Commission Expires Nov. 8, 1975 — Notary Public

Commission expires

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

SEP 17 73 CONV 25,500.00.
SEP 17 73 S TAX A* 66.30
SEP 17 73 PR FEE A* .50
SEP 17 73 M DEED A* 4.00 * 70.80

WARRANTY DEED

FROM
LLOYD SANDIFER, et ux
TO
WILLIAM P. LEDBETTER, et ux

C 23955

IDENTIF. REFERENCE

SEP 17 11 10 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204