FORM NO. WD-1

BOOK 4930 PAGE 701

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,200.00

James C. Ledbetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July 19 75

Notary Public

MY COMMISSION EXPIRES: 6-3-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney (NAME) 729 Stahlman Bldg, Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Ledbetter (NAME)	Same (NAME)	104-6
222 15th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	210
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W6365

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Big A Realty Service, Inc., a Delaward Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Ledbetter, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the southerly 29 feet front and 19 feet 9 inches rear of Lot No. 76 and the northerly 30.5 feet front and 17 feet 5 inches rear of Lot No. 77 on the map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record.

ACCORDING to a blueprint of same, said parts of said Lots Nos. 76 and 77 front together 59.5 feet on the westerly side of Orient Circle and runs back between parallel lines 151 feet, more or less, to an alley, on which it measures 37 feet 2 inches, the northerly corner of said lot herein described being 59 feet southerly from Marlborough Avenue when measured along Orient Circle and the northwest corner of said lot being 34 feet from said Avenue when measured along said alley.

THERE is included in the above description but excluded from this conveyance a small triangular parcel of land conveyed to Evans B. Hunt and wife, by deed of record in Book 3068, page 289, said Register's Office, to which reference is here made for a more particular description. A joint driveway agreement exists, executed by Douglas B. Chandler and wife, and Evans B. Hunt and wife, of record in Book 3069, page 217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Big A. Realty Service, Inc., a Delaware Corporation, by deed from Gerald T. Fisher and wife, Nancy W. Fisher, as of record in Book 4881, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a vendors lien in the original principal sum of $23,250.00, of record in Book 4881, page 196, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (x) property, known as 409 (House Number) 32nd Avenue South (Street) Nashville, Tenn. 37212 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on this 6th day of July 19 75

Big A Realty Service Inc.

By D. H. Austin, President

STATE OF TENNESSEE
Davidson County

BOOK 4930 PAGE 702

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared D. H. Austin and his (his oath) himself (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and _____ respectively of the Big A Realty Service Inc. the within named bargainor, a corporation, and that (he) as such officer and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said D. H. Austin as such officer, and attesting the same by the said D. H. Austin as such officer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of July, 1975.

My commission expires 8/17/76

Frances Lucas
Notary Public

WARRANTY DEED

FROM
Big A Realty Service, Inc.

TO
James C. Ledbetter

D 0 6 2 2 7

IDENTIFICATION REFERENCE

JUL 10 10 06 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 10 75	CONV	23,200.00			
JUL 10 75	S'TAX		A*	60.32	
JUL 10 75	PR'FEE		A*	.50	
JUL 10 75	W'DEED		A*	4.00	* 64.82