WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 4951 PAGE 402

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Ledbetter	Commerce Union Bank	81-7-169
512-8th Ave So. (NAME)	Parkway Towers Branch (NAME)	81-8-16
Nashville Tenn. 37203 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (STREET ADDRESS) (CITY) (STATE) (ZIP)	81-7-169

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, T. C. Jones and Charles E. Binkley

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:

TRACT I: Being Lot No. 60 on the plan of George Shield's 2nd North Nashville Plan of Lots recorded in Book 57, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the south side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to T. C. Jones and Charles E. Binkley, as tenants in common, by deed from Mable Louise Loftin Terrell, being joined by her husband, Bruce Terrell, for the purpose of relinquishing any marital rights, of record in Book 4917, page 680, said Register's Office.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of George Shields Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 59 fronts 50 feet on the west side of Seifried Street and runs back between parallel lines 150 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to T. C. Jones and Charles E. Binkley, by deed from Archie Dean Loftin, of record in Book 4951, page 61, Register's Office for said County.

TRACT III: Land in Davidson County, Tennessee, being Lot No. 44 and part of Lot No. 43 on the Plan of J. L. Valentino's Subdivision of Woodard's Addition to Nashville.

The said lots Nos. 44 and part of Lot 43 front 50 feet on the west side of Ninth Avenue North and run back between parallel lines 150 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to T. C. Jones and Charles E. Binkley, by deed from Archie Dean Loftin, of record in Book 4951, page 61, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) (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 successors, assigns 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 our hand s this 16th day of September, 1975

T. C. Jones

Charles E. Binkley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Sue B. Whitney, a Notary Public in and for said County and State, the within named T. C. Jones and Charles E. Binkley, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1975.

Commission Expires: 11-27-76

Sue B. Whitney
Notary Public

STATE OF)

COUNTY OF)

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

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

T. C. JONES and CHARLES E. BINKLEY

TO

JAMES C. LEDBETTER, an unmarried person

D 15784

IDENTIF REFERENCE

SEP 16 2 24 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File Box 6

SEP 16 75	CONV	20,800.00			
SEP 16 75	S'TAX		A*	54.08	
SEP 16 75	PR'FEE		A*	.50	
SEP 16 75	W'DEED		A*	4.00	* 58.58

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 20,800.00

James C. Ledbetter

Subscribed and sworn to before me this 16th day of Sept., 1975

My Commission Expires: 4-8-78

Sue B. Whitney
Notary Public