RETURN TO file #2.
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5234 PAGE 908

FROM PETER J. LUNATI and wife, BARBARA F. LUNATI

ADDRESS NEW OWNER(S) AS FOLLOWS:	JERE M. LEDSINGER and wife, MARY W. LEDSINGER 5453 Bradfield Court Nashville, Tennessee 37220
SEND TAX BILLS TO:	PRUDENTIAL INSURANCE COMPANY OF AMERICA Post Office Box 9049 Van Nuys, Ca. 91450
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	161-9 29

E 42469

IDENTIF. REFERENCE T

Dec 20 8 25 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00 Affiant Jere M. Ledsinger

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 1977

DATE

NOTARY PUBLIC

COMMISSION EXPIRES 10-18-81

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) DOLLARS

Cash in hand paid by Jere M. Ledsinger and wife, Mary W. Ledsinger, and other good andvaluable considerations, receipt of which is hereby acknowledged, and the agreement by the said Jere M. Ledsinger and wife, Mary W. LEdsinger to assume and agree to pay the unpaid balance of a loan with The Prudential Insurance Company of America in the original principal amount of $27,500.00, secured by a deed of trust of record in Book 4066, page 153, Register's Office for Davidson County,Tennessee, payable in ocnformity with the terms and conditions stated therein.

PETER J. LUNATI and wife, BARBARA F. LUNATI, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said JERE M. LEDSINGER and wife, MARY W. LEDSINGER, GRANTEES THEIR their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Bradfield Court at the corner of Lots Nos. 88 and 89; thence with the line between said two lots easterly 116.84 feet; thence southerly 6.62 feet; thence north 83°17' east 83.17 feet; thence south 8°35' east 307.22 feet; thence westerly 98.79 feet to the corner of Lots Nos. 89 and 91; thence with the line between said two lots, northwesterly 249.7 feet to the southeasterly margin of Bradfield Court; thence with the same, northerly 68.08 feet to the beginning.

BEING the same property conveyed to Peter J. Lunati and wife, Barbara F. Lunati by deed from Melva K. Polomsky, of record in Book 4590, page 418, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subjet to restrictive covenants contained in instrument of record in Book 3836, page 719, said Register's Office; an owner's certificate shown in the Plan of record in Book 3600, page 89, said Regsiter's Office, showing a 40 foot minimum building setback line from Bradfield Court and a 10 foot easement for public utility purposes along the northerly, easterly, and southerly lines of said lot; a s.5 x 30 foot utility anchor easement located on the northwest front corner of said lot; and a 20 foot easement for drainage across the rear lot line with a 10 foot drainage easement extending to Bradfield Court as shown on said Plan.

BOOK 5234 PAGE 909

unimproved ( )
This is improved (X) property, known as .....5453 Bradfield Court, Nashville, Tennessee, 37220
Number Street City State 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, successors 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 except of record.

AND ..... WE, GRANTORS ..... do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ... OUR ... hand ... S ... this ... 16th ... day of ..... DECEMBER 1977

Peter J. Lunati
PETER J. LUNATI

Barbara F. Lunati
BARBARA F. LUNATI

{STATE OF ..... TENNESSEE ..... ; COUNTY OF ..... DAVIDSON ..... } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named .....

PETER J. LUNATI and wife, BARBARA F. LUNATI

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ..... NASHVILLE, TENNESSEE ..... City State

this ... 16 ... day of ..... DECEMBER ..... 1977.

10-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the .....

....., a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY.....

this ..... day of ..... 19 .....

DEC 20 CONV 68,500.00
DEC 20 STAX B* 178.10
DEC 20 PRFEE B* .50
DEC 20 W'DEED B* STATE 4.00 * 182.60

Commission Expires

Notary Public

(AFFIX SEAL)