This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5288 PAGE 589

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe S. Tucker, et ux	The Galbreath Mortgage Co.	Map 91-15
(NAME) 4903 Elkins Avenue	(NAME) 101 East Town Street	Parcel 281
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.	(STREET ADDRESS) Columbus, Ohio 43215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Joe S. Tucker and wife, Vivian M. Tucker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Joe S. Tucker and wife, Vivian M. Tucker have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $24,700.00 secured by Deed of Trust of record in Book 5038, page 287, Register's Office for Davidson County, Tennessee,

We, Balem Dale Ledbetter and wife, Janet F. Ledbetter,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe S. Tucker and wife, Vivian M. Tucker,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the west 50 feet of the east 120 feet of the north half of Block No. 35 on the Plan of Charlotte Park Company's Addition as of record in Book 57, page 103, Register's Office for said County.

Said part of said Block fronts 50 feet on the south side of Elkins Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Balem Dale Ledbetter and wife, Janet F. Ledbetter, by deed from James Glen McDonald and wife, Betty Ruth McDonald, of record in Book 5038, page 285, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,900.00

Subscribed and sworn to before me, this the 19th day of May 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4903 Elkins Avenue, Nashville, Tennessee
(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 Joe S. Tucker and wife, Vivian M. Tucker,

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 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe S. Tucker and wife, Vivian M. Tucker,

their

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

Witness our hand s this 19th day of May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Balem Dale Ledbetter

Janet F. Ledbetter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Balem Dale Ledbetter and wife, Janet F. Ledbetter,

*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* 19th *day of* May, *19*78.

Mary Emery
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC STATE AT LARGE

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 .....

MAY22 78	CONV	34,900.00			
MAY22 78	S'TAX		B*	90.74	
MAY22 78	PR'FEE		B*	.50	
MAY22 78	W'DEED		B*	4.00	* 95.24

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IDENTIF. REFERENCE

MAY 22 2 53 PM '78

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. 69282
NASHVILL

WARRANTY DEED

FROM
Balem Dale Ledbetter et ux

TO
Joe S. Tucker et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238