BOOK 5421 PAGE 847

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jesse J. Ledbetter, etux (NAME)	National Mortgage Company (NAME)	98-1-24
4078 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	4D-5796
Hermitage, Tennessee (CITY) (STATE) (ZIP CODE)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $49,000.00, secured by a Deed of Trust of record in Book 4894, page 798 Register's Office of Davidson County, Tennessee.

We, Vance M. Eaddy and wife, Nancy H. Eaddy

have bargained and sold, and by these presents do transfer and convey unto the said Jesse J. Ledbetter and wife, Mary Ann Ledbetter

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.22 on the Plan of Lake Park, Section One, as of record in Book 4175, pages 134 and 135, REgister's Office for said County.

Said Lot No.22 fronts 125 feet on the northerly side of Lake Parkway and extends back 167.96 feet on the easterly line and 168.10 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

Being the same property conveyed to Vance M. Eaddy and wife, Nancy H. Eaddy, by deed from John A. Gholson, III, a single person, of record in Book 5163, page 679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record, including all questions of boundary lines and location of improvements and area contained in the property hereby conveyed, and rights of parties in possession, dependent upon a correct survey for determination. Also including restrictive covenants contained in instrument of record in Book 4429, page 577, and Book 4516, page 751, Register's Office for Davidson County, Tennessee. The Plan of record in Book 4175, pages 134 and 135, said Register's Office, shows an owner's certificate, a 50-foot minimum building setback line from Lake Parkway, a 10-foot easement for public utility and drainage purposes along the rear (northerly) line of said lot, and an easement for TVA 75 feet from the rear portion of said lot.

unimproved ( )
This is improved (X) property, known as 4078 Lake Parkway (House Number) (Street)
Hermitage, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 3rd day of April, 1979.

x Vance M. Eaddy by June Newby, Attorney-in-Fact x Nancy H. Eaddy by June Newby, Attorney-in-Fact

STATE OF FLORIDA
COUNTY OF Pinellas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy H. Eaddy

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2100 66th Street North, this 3rd day of April, 1979.

My commission expires Notary Public, State of Florida at Large My Commission Expires NOV. 15, 1981 Notary Public Jeanette Faires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $80,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Jesse J. Ledbetter

Sworn to and subscribed before me
this 3rd day of April, 1979.

My commission expires 8-26-80 Notary Public Rebecca C. Hood

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 1979, before me the undersigned a Notary Public in and for said County and State, personally appeared June Newby to me known to be the person who executed the foregoing instrument in behalf of Vance M. Eaddy and acknowledged that she executed the same as the free act and deed of said Vance M. Eaddy

Witness my hand and official seal at Nashville this 3rd day of April, 1979.

Rebecca C. Hood
Notary Public

Commission expires 8-26-80

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place Nashville, Tennessee 37239

6282 WARRANTY DEED

FROM Vance M. Eaddy, etux

TO Jesse J. Ledbetter, etux

F 24348

IDENTIF. REFERENCE

APR 17 8 34 AM '79

REGISTER DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			80000.00- CO	
			208.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	212.50-
6282A	04/17/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 24348

IDENTIF. REFERENCE

APR 17 8 34 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 677613