4707 06/17 111.28- CHECK

# WARRANTY DEED

BOOK 5613 PAGE 738

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,325.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1980

Notary Public

MY COMMISSION EXPIRES: 11-12-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOEL A. LEDBETTER (NAME) | THE GALBREATH MORTGAGE COMPANY (NAME) | 74-8 |
| 144 BONNAFIELD DRIVE (STREET ADDRESS OR ROUTE NUMBER) | 101 EAST TOWN STREET (STREET ADDRESS) | Par 162 |
| HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP) | COLUMBUS, OHIO 43215 (CITY) (STATE) (ZIP) | |

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, WILLIAM M. ENGLISH AND WIFE, JOSEPHINE ENGLISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL A. LEDBETTER, A SINGLE 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 LOT NO. 907, HERMITAGE HILLS, SECTION 8, OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. ENGLISH AND WIFE, JOSEPHINE ENGLISH BY DEED FROM ERMINE E. WHITE AND WIFE, REVA P. WHITE, AS OF RECORD IN BOOK 4800, PAGE 829, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4800, PAGE 831, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS, BY THE MORTGAGEE.

EXCEPT FOR A CERTAIN MORTGAGE TO THOMAS & HILL, INC. RECORDED IN BOOK 4800, PAGE 831, OF THE MORTGAGE RECORDS OF DAVIDSON COUNTY, TENNESSEE, THE UNPAID BALANCE OF WHICH THE GRANTEES HEREBY JOINTLY AND SEVERALLY ASSUME AND AGREE TO PAY AS PART OF THE CONSIDERATION HEREIN; THE GRANTEES ALSO JOINTLY AND SEVERALLY HEREBY ASSUME THE OBLIGATIONS OF WILLIAM M. ENGLISH AND WIFE, JOSEPHINE ENGLISH UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

unimproved ( )
This is improved ( X ) property, known as 144 BONNAFIELD DRIVE, HERMITAGE, TENNESSEE 37076
(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 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 14th day of JUNE, 19 80

X William M. English
WILLIAM M. ENGLISH

X Josephine English
JOSEPHINE ENGLISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5613 PAGE 739

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM M. ENGLISH AND WIFE, JOSEPHINE ENGLISH

the 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, TN. this 17 day of JUNE, 19 80

Commission Expires 10/17/82 John M. Gould, Notary Public.

STATE OF
County

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 the day of , 19

My commission expires Notary Public

F 9 3 8 1 1

IDENTIF. REFERENCE

JUN 17 1 35 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
William G. Traber
P. O. Box 140805
Nashville, Tenn. 37214

WARRANTY DEED

FROM
WILLIAM M. ENGLISH ET UX

TO
JOEL A. LEDBETTER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5613 PAGE 740

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 40325.60- | CO |
| | | | 104.78 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 111.28- |
| 4707A06/17/80 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 9 3 8 1 1

T
IDENTIF. REFERENCE

JUN 17 1 35 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 763177