This deed prepared by: (cn) Randolph H. Schneider, Attorney at Law, 1760 The Exchange, Suite 200 A, Atlanta, Georgia 30339

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SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF GEORGIA
~~STATE OF TENNESSEE~~ COUNTY OF ~~DEKALB~~ Gwinnett

THIS INDENTURE, Made the 8th day of AUGUST, 1980, between

GEORGE F. WHEELER AND WIFE, SHIRLEY M. WHEELER,

of the County of GWINNETT, and State of GEORGIA as party or parties of the first part, hereinafter called Grantor, and

JAMES BRIGGS LEDTERMAN and wife, BETTINA B. LEDTERMAN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office.

Said Lot No. 64 fronts 93 feet on the northerly margin of Lana Renee Court and runs back 228.0 feet on the westerly line and 228.0 feet on the easterly line, to a line in the rear, measuring 93 feet thereon.

Being the same property conveyed to George F. Wheeler and wife, Shirley M. Wheeler by deed from Randall Phillips Builders, Inc. of record in Book 5430, page 673, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants of record in Book 5302, page 669, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 5430, page 676, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
James Briggs Ledterman 5124 Lana Renee Court Hermitage, TN. 37076	Fidelity Federal Savings & Loan Association 401 Union Street Nashville, TN. 37219	98-1-93 4D-51342

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TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

George F. Wheeler
GEORGE F. WHEELER

Shirley M. Wheeler
SHIRLEY M. WHEELER

STATE OF Georgia
COUNTY OF Gwinnett

On this the 8th day of August, 1980, before me personally appeared George F. Wheeler and Shirley M. Sheeler to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Barbara Johnson Ellery
Notary Public

My Commission Expires:
May 28, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Lockhart

Subscribed and sworn to before me on this the 17th day of October, 1980.

Patricia S. Green
Notary Public

My Commission Expires:
2-2-83

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.
Oct 22 2 05 PM '80

IDENTIF. REFERENCE

G.I. 38774

10/22/80 CHECK

Row 1 box 8 pcw
WILKINS, ADAMS & SPICER, ATTYS.

9962

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			57000.00- CO	
			148.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	154.70-
9962A	10/22/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I. 38774

T
IDENTIF. REFERENCE

OCT 22 2 05 PM '80

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

No. 787564