WARRANTY DEED

BOOK 5701 PAGE 255

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Ungurait, et ux (NAME)	National Mortgage Co. (NAME)	98-1-24
4078 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Road (STREET ADDRESS)	4D-5796
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38118 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *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

JESSE J. LEDBETTER and wife, MARY ANN LEDBETTER

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. UNGURAIT, et ux

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, 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, Page 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 Jesse J. Ledbetter, et ux, by Warranty Deed from Vance M. Eaddy, et ux, of record in Book 5421, Page 848, 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

(Description continued on reverse side of Warranty Deed)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $84,366.71 ~~app~~

Subscribed and sworn to before me, this the 16th day of January 1981

JAMES R. UNGURAIT. James R. Ungurait
Affiant

My commission expires: 4-11-84 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 4078 Lake Parkway, Hermitage, 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 Grantees

their *(successors), heirs and assigns forever.* do *covenant that* they 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.* unless otherwise herein set out.

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 16th *day of* January, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jesse J. Ledbetter
JESSE J. LEDBETTER

Mary Ann Ledbetter
MARY ANN LEDBETTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE J. LEDBETTER and wife, MARY ANN LEDBETTER

the within named bargainorS., 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, Davidson County Tennessee this 16th day of January, 19 81.

Notary Public

Commission expires 4/17/84

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.....

(Description continued from front page of Warranty Deed)
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.

G 2 5 7 7 3
C 2 5 2 7 3

IDENTIF. REFERENCE

JAN 16 4 11 PM '81

FELIX A. MALONE, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JESSE J. LEDBETTER et ux

TO

JAMES R. UNGURAIT, et ux

Prepared By:

David C. Kipp, Jr.
FLYNN AND ASSOCIATES
Suite 1520
One Commerce Place
Nashville, Tennessee
37239

(615) 244-8490

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5701 PAGE 257

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
			6436.71- CO	
			215.44 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 226.94-	
5354A01/16/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 5 7.7-3

IDENTIF. REFERENCE

JAN 16 4 11 PM '81

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

No. 802428