THIS INSTRUMENT PREPARED BY INFORMATION SUPPLIED BY THE PARTIES:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5848 PAGE 124

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
George W. Ledbetter	George W. Ledbetter	Map - 53-12
(NAME)	(NAME)	
200 - 28th Street	200 - 28th Street	Parcel - 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	LW 02515
(CITY) (STATE) (P.O. ZIP)	(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 O. O'GUIN and wife, DOROTHY P. O'GUIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE W. LEDBETTER and wife, MANDY A. LEDBETTER, as tenants by the entireties,

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. 6 of Block 8 on the Plan of Dabbs and Elliott's Subdivision No. 1 old Hickory as of record in Book 547, Page 97, Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to a 10 foot alley in the rear.

Being the same property conveyed to William O. O'Guin and wife, Dorothy P. O'Guin by deed of record in Book 5043, Page 99, Register's Office of Davidson County, Tennessee.

Situated on the above realty is one (1) 1959 Midway mobile home, Serial No. A-1866, which is attached to the realty and expressly made a part of the sale.

unimproved( )
This is improved (X) property, known as 200 - 28th Street, Old Hickory, TN 37138.

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, successors, assigns 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.

POSSESSION to be given date of Deed.

Witness our hand s this 1st day of February, 1982.

William O. O'Guin Dorothy P. O'Guin

WILLIAM O. O'GUIN DOROTHY P. O'GUIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM O. O'GUIN and wife, DOROTHY P. O'GUIN the bargainor(s) XXXXXXXXXXXX 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 Mt. Juliet, Tennessee, this 1st day of February, 1982.

Commission Expires: 6-12-85

Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the _____ and _____ respectively of _____ 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 ___ day of _____, 19__.

My Commission Expires _____

Notary Public

WARRANTY DEED

FROM

WILLIAM O. O'GUIN and wife, DOROTHY M. O'GUIN

TO

GEORGE W. LEDBETTER and wife, MANDY A. LEDBETTER

G78395

RUSH

IDENTIF. REFERENCE

FEB 2 2 57 PM '82

FELIX T. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

I or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $33,936.60, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William O. O'Guin
Affiant

Subscribed and sworn to before me this the 1st day of Feb. 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-12-85

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
			33938.30-	CO
			68.14	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	94.34-
			0893A02/02/82 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78395

IDENTIF. REFERENCE

FEB 2 2 58 PM '82

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

No. 865504