THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
520 TOBYLYNN DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
DOBSON & JOHNSON, INC.
ONE COMMERCE PLACE
SUITE 1800
NASHVILLE, TN 37239

MAP-PARCEL NUMBERS:
60U 74905
161-11-81

WARRANTY DEED

BOOK 6375 PAGE 688

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

K. Stephen Combs, Jr. and Mary Lucille Combs, now known as Mary L. Mott

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAMUEL T. LEDBETTER and wife, JANE T. LEDBETTER

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 316 on the plan of Section Four, Huntington Park, of record in Book 4460, page 74, Register's Office for said County.

SAID Lot No. 316 fronts 68.0 feet on the northeasterly margin of Tobylynn Drive and extends back 179.4 feet on the northwesterly line and 157.55 feet on the southeasterly line to a dead line in the rear, measuring 105.39 feet thereon.

BEING the same property conveyed to K. Stephen Combs, Jr., and wife, Mary Lucile Combs by deed from Warren K. Johnson and wife, Carol Joan Johnson of record in Book 5081, page 939, said Register's Office. K. Stephen Combs, Jr., and Mary Lucile Combs have since been divorced by final decree in the Third Civil Court for said County in Minute Book 122A, page 467, Rule No. 81D2032, dated September 30, 1981.

THE property herein conveyed is subject to restrictive covenants of record in Book 4580, page 487, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 520 Tobylynn Drive, Nashville, TN. 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of August, 19 84

K. Stephen Combs, Jr.

Mary L. Mott

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 19 84 before me personally appeared K. Stephen Combs, Jr. and Mary L. Mott, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6375 PAGE 689

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1984.

My Commission Expires: 11-17-84

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF ✓
COUNTY OF ✓

On this ✓ day of August, 1984, before me personally appeared Mary L. Mott, to me known (or proved to me on the basis of satisfactory evidence) ~~to be~~ the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

✓
Notary Public

My Commission expires: ✓

I 4 7 9 1 9

IDENTIFICATION REFERENCE

SEP 6 1 32 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

from:

K. Stephen Combs, Jr., et ux

to:

Samuel T. Ledbetter, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6375 PAGE 690

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

63500.00- CAMT.
165.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.60-
8264A09/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 9 1 9

T
IDENTIF. REFERENCE

SEP 6 1 32 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066855