This instrument prepared by:
W. Ovid Collins, Jr., Attorney
P. O. Box 2808
Nashville, TN 37219

BOOK 6464 PAGE 366

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Ledford	Berlin Financial Svc	Map 140-16
c/o Production Associates, Inc. (NAME)		
1207 17th Avenue, S. (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road (STREET ADDRESS)	Par 142
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, TN. 37215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 - ($10.00) *Dollars,*

cash in hand paid by PATRICIA LEDFORD and other good and valuable considerations we, M. HOUSTON SARRATT and wife, DOROTHY SARRATT,

have this day bargained and sold, and do hereby transfer and convey unto the said PATRICIA LEDFORD her ~~(successors)~~ XXXX, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. "A" on the Zone Lot Division of Lot No. 150 of The Plan of Belmont Heights Subdivision of record in Book 6200, page 21, to which plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to M. Houston Sarratt and wife Dorothy Sarratt by deed from Houston Sarratt, Jr. and wife Laura V. Sarratt of record in Book 6129, page 784, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 89,000.00
Subscribed and sworn to before me, this the 4th day of December, 1984
Affiant [signature]
My commission expires: 1/19/87 (Affix Seal)
Notary Public [signature]

This is unimproved ( ) improved (X) property, known as 2203 Oakland Avenue, Nashville, 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 PATRICIA LEDFORD her ~~(successors)~~ XXXX, *heirs and assigns forever.* We *covenant that* we 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* PATRICIA LEDFORD, her ~~(successors)~~ XXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* December, 19 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[signature] M. HOUSTON SARRATT

[signature] DOROTHY SARRATT

12/31

3998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Florence Wright, a Notary Public in and for said County and State, M. HOUSTON SARRATT and wife, DOROTHY SARRATT,

the within named 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 Tennessee, this 27th day of December, 19 84.

Florence Wright Notary Public

My Commission Expires 4-21-85

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.....

WARRANTY DEED

FROM

M. HOUSTON SARRATT et ux

TO

PATRICIA LEDFORD

I 7 3 8 6 6

IDENTIF. REFERENCE

DEC 31 4 02 PM '84

FILED & RECORDED
DAVIDSON COUNTY, TN

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 6464 PAGE 368

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
			89000.00- CAMT.	
			231.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	237.90-
9998A	12/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

173866

IDENTIF. REFERENCE

DEC 31 4 02 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97717