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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Herman Brumit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1985.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walter S. Clark, Jr., Attorney at Law, 513 Stahlman Bg., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman Brumit, et ux (NAME)	same (NAME)	Map 112
Rt. 1, Old Charlotte Rd (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Parcel 57
Pegram, Tn 37143 (CITY) (STATE) (P. O. ZIP)	same (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, Herman William Ledford and wife, Billie Ruth Ledford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman Brumit and wife, Emily J. Brumit

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:

LAND in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the easterly boundary of Old Charlotte Pike, said pin being 720 feet more or less in a southerly direction from the intersection of Old Charlotte Pike with Manning Hollow Road; thence south 54° 23' 14" east205.49 feet to an iron pin; thence, north 46° 17' 52" east 103.02 feet to an iron pin; thence, south 61° 55' 45" east 18.72 feet to a fence post; thence south 62° 07' 25" 279.88 feet to a fence intersection; thence, north 61° 43' 01" west 254.65 feet to another fence intersection; thence, north 54° 04' 29" west 395.83 feet to a point in the easterly boundary of Old Charlotte Pike; thence, following said easterly boundary in a northerly direction following a curve with a radius of 482.09' a distance of 86.19 feet to the point of beginning, said tract containing 1.57 acres, more or less, as described in a boundary survey performed by Southern Land & Associates, Tennessee Registered Land Surveyor No. 1107, dated November 6, 1979.

BEING the same property conveyed to Herman William Ledford and wife, Billie Ruth Ledford by deed from K. H. Crowell and wife, Evelyn Crowell, of record in Book 5503, page 479 and corrected by deed recorded in Book 5591, page 823, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Route 1, Old Charlotte Pike, Pegram, Tennessee 37143
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hand this 23 day of September, 1985

Herman William Ledford

Billie Ruth Ledford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, WALTER S. CLARK, JR., a Notary Public in and for said County and State, the within named Herman William Ledford and wife, Billie Ruth Ledford

the 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, Tennessee, this 23 day of September 1985

Commission expires Oct. 20, 1985

Walter S. Clark, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Herman William Ledford, et ux

TO
Herman Brumit, et ux

IDENTIFICATION REFERENCE

38427.

SEP 23 10 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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
			8000.00- CAMT.	
			20.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	27.30-
			9280A09/23/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38427

IDENTIFICATION REFERENCE

SEP 23 10 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174947