BOOK 6905 PAGE 992

Address New Owner(s) as:	Send Tax Bills to:	Map-Parcel Number:
Richard Ledbetter (Name)	Richard Ledbetter (Name)	
1205 Brentwood Place Street Address or Route	1205 Brentwood Place Street Address	Map 82-7
Nashville, TN 37211 City State P.O. Zip	Nashville, TN. 37211 City State Zip	Par 5Y
		1Sw 16a

THIS INSTRUMENT PREPARED BY:

David C. Rutherford
Attorney at Law
306 Nashville City Bank Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 1986

Notary Public

MY COMMISSION EXPIRES: 4/19/87
(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAYD BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ADMIRAL G. B. MOONEYHAN, DAVID EUGENE MINIS, EVELYN PAULINE STURGEON, JACKIE ELVIS MINIS, GARY WAYNE MINIS, HENRY MALLARD MOONEYHAN, DOROTHY M. FARRELL, EVELYN M. MEADOWS, DEWIE S. HAUSMAN, HEIRS AT LAW OF A. D. MOONEYHAN, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD LEDBETTER AND WIFE, MELISSA LEDBETTER, 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 Davidson County, Tennessee, being the westerly one-half of Lot No. 2 of Block No. 1 on the Plan of D. H. Bailey's Subdivision of part of the Allison Property, as of record in Book 161, Page 73, Register's Office for said County.

Said part of Lot No. 2 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to A. D. Mooneyhan by Deed from Katie Humphrey of record in Book 5339, Page 346, Register's Office for Davidson County, Tennessee, the said A. D. Mooneyhan having since died.

This is unimproved ( ) improved (X) property known as 1205 Gartland Avenue

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 HANDS THIS 7th DAY OF June, 1986.

ADMIRAL G. B. MOONEYHAN

DAVID EUGENE MINIS

EVELYN PAULINE STURGEON

JACKIE ELVIS MINIS

GARY WAYNE MINIS

HENRY MALLARD MOONEYHAN

DOROTHY M. FARRELL

EVELYN M. MEADOWS

DEWIE S. HAUSMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Maxine Stubblefield, a Notary Public, in and for said County and State, the within named DEWIE S. HAUSMAN the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1986.

Maxine Stubblefield
NOTARY PUBLIC

Commission Expires: 4/19/87

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, Admiral G. B. Mooneyham, a Notary Public in and for said County and State, the within named G. B. MOONEYHAM, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at San Antonio Texas, this 2nd day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 11-30-88

RAMON L. LARRALDE
Notary Public, Bexar County, Texas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DAVID LYON WILSON, a Notary Public in and for said County and State, the within named DAVID EUGENE MINIS, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official Seal at NASHVILLE this 22 day of MAY, 1986.

NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF Nebraska

COUNTY OF Lancaster

Personally appeared before me, Evelyn Pauline Sturgeon, a Notary Public in and for said County and State, the within named PAULINE MINIS STURGEON, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official Seal at Wahoo Nebraska, this 7 day of June, 1986.

NOTARY PUBLIC

My Commission Expires: 1-4-87

DIANE M. LOMA
NOTARY PUBLIC

BOOK 6205 PAGE 305

STATE OF Kentucky

COUNTY OF Oldham

Personally appeared before me, Gary LeWayne Minis, a Notary Public in and for said County, and State, the within named GARY WAYNE MINIS, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Kentucky State Boundary, Lagrange Ky. this 8 day of May, 1986.

W. S. Yelle
NOTARY PUBLIC

My Commission Expires: May 31, 1989

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, Jackie Elvis Minis a Notary Public in and for said County and State, the within named ELVIS JACKIE MINIS, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official Seal at San Antonio Texas this 22nd day of May, 1986.

Ramon L Larralde
NOTARY PUBLIC
RAMON L. LARRALDE
Notary Public, Bexar County, Texas

My Commission Expires: 11-30-88

STATE OF Florida

COUNTY OF Martin

Personally appeared before me, Henry Millard Mooneyhan a Notary Public in and for said County and State, the within named HENRY MILLARD MOONEYHAN, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official Seal at Stuart Florida, this 19th day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 3-14-90

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Dorothy Mooneyhan, a Notary Public in and for said County and State, the within named EVELYN MOONEYHAN MEADOWS, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 21 day of May, 1986.

Dorothy Mooneyhan
NOTARY PUBLIC

My Commission Expires: 3-8-87

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Marie Stubblefield, a Notary Public in and for said County and State, the within named DOROTHY MOONEYHAN FARRELL, with whom I am personally acquainted, and who acknowledged under oath, that he signed the within instrument for the purposes therein contained.

WITNESS MY HAND and official Seal at Nashville, Tennessee this 21st day of May, 1986.

Marie Stubblefield
NOTARY PUBLIC

My Commission Expires: 11/19/87

16527

IDENTIFICATION REFERENCE

JUL 2 9 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE $1.00

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

RECEIVED OF _____

FOR _____

BOOK 6905 PAGE 987

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

300[illegible].00- CA IT.
78.00 CSTAX
.50 PRFE
15.00 MOR T
CHECK 93.50-
2571A07/02/06 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6527

IDENTIFICATION/REFERENCE

2 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265996