FILE BOX "7" FILE NO. 19787

BOOK 7114 PAGE 303 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
THOMAS E. LEDFORD	S A M E	MAP 104-9-G
(NAME)	(NAME)	
504 Park Center		PARCEL 7 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205		
(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, I, MARSHALL I. KARR, Trustee with full power to mortgage, sell, convey and transfer without the joinder of any beneficiary or other party, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. LEDFORD et ux MARCIA R. LEDFORD,

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 Unit No. 7, located on the Lower Floor of Building No. A, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, pages 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following.

BEING part of the property conveyed to Marshall I. Karr, Trustee with full power, by deed from HIA TENNESSEE, INC., a Tennessee Corporation, of record in Book 6566, page 809, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements of record in Book 4879, Page 461, Book 5967, Page 451 and Book 465, Page 570, Register's Office for Davidson County, Tennessee.

RECORDED POWER OF ATTORNEY IN BOOK 7037, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved / This is improved XX property, known as 107 Park Circle, Nashville, Tennessee 37205
(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 my hand this 19th day of DECEMBER, 19 86

Marshall I. Karr, Trustee

MARSHALL I. KARR, Trustee

BOOK 7114 PAGE 304

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for 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 himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

JAN 22 10 30 AM '87

IDENTIFICATION REFERENCE

86085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of December, 1986, before me personally appeared ALAN L. SATURN, to be known to be the person who executed the foregoing instrument in behalf of MARSHALL I. KARR, TRUSTEE, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MARSHALL I. KARR, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of December, 1986.

NOTARY PUBLIC

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-10-89

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

RECEIVED OF _____

FOR _____

BOOK 7114 PAGE 305

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

[illegible] CAMA
[illegible].00 CSTAX
.00 PRFEE
.00 MPE 0
CHECK 314.50
01/22/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

860085

IDENTIFICATION REFERENCE

JAN 22 10 30 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 37368