BOOK 7274 PAGE 777 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 87

Notary Public Evelyn D. Wright

MY COMMISSION EXPIRES: March 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
MARY ANNE SHAHAN	NATIONWIDE LENDING GROUP, INC.	MAP 42-15
(NAME)	(NAME)	
128 W. MARTHONA ROAD	1125 TROUP STREET	PARCEL 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115	AUGUSTA, GA 30904	11D-12165
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, FRANKIE DEAN BEHNE, now being FRANKIE BEHNE LEDBETTER AND HUSBAND, BILLY LEDBETTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ANNE SHAHAN and JOSEPH W. AKIN, Unmarried persons, as joint tenants with right of survivorship

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 south 10 feet of Lot No. 43 and all of Lots Nos. 44, 45, 46 and 47, of Block "C" on the Plan of Marthonna, not of record and described according to a copy of a survey made by J. A. Mefford, Surveyor, in December 1937, as follows: BEGINNING at a point in the westerly margin of Marthonna Road west at the common corner of Lots Nos. 47 and 48; thence with the line between said lots 275 feet to a point; thence northerly 110 feet to a point 15 feet south of the corner of Lots Nos. 42 and 43; thence easterly, parallel to the line between said Lots 42 and 43, 275 feet to the westerly margin of Marthonna Road west; thence with the westerly margin of saids Road, southerly 110 feet to the point of beginning.

Being the same property conveyed to Frankie Dean Behne, by deed of record in Book 4734, page 715, Register's Office for Davidson County, Tennessee; the said Frankie Dean Behne now being Frankie Behne Ledbetter.

Billy Ledbetter joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which he may have, marital or otherwise.

JUN 22 11 19 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 3 6 7 7

This is unimproved ( ) improved (XX) property, known as 128 W. MARTHONA ROAD, MADISON, TN 37115
(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 heir 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 covey 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 S this 18th day of June, 19 87

Frankie Behne Ledbetter
FRANKIE BEHNE LEDBETTER

Billy Ledbetter
BILLY LEDBETTER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANKIE BEHNE LEDBETTER AND HUSBAND, BILLY LEDBETTER

the 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 GOODLETTSVILLE, Tennessee, this 18th day of June, 19 87

Commission expires March 8, 1989

Evelyn D. Wright Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 779

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
			670[illegible].50- BAMT.	
			187.60 C TAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	194.10-
			1837A06/22/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38677

IDENTIFICATION REFERENCE

JUN 22 [illegible] 87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.96079