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39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1987

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY

CUMBERLAND VALLEY TITLE, INC. 1114 17th Avenue, South, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra R. Leavell (NAME)	Same (NAME)	Map 117-5
3498 Hampton Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 87
Nashville, TN 37215 (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, R. DAVID LUDWICK and wife, REBECCA O. LUDWICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA R. LEAVELL, unmarried

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 Seventh, formerly Eleventh Civil District of Davidson County, Tennessee, being Lot No. 1 on the unrecorded plan showing Subdivision of the south part of a 6.28 acre tract on the north side of Hampton Avenue, described according to a survey made by W.B. Southgate, Surveyor, June 23, 1941, as follows:

BEGINNING on the northerly margin of Hampton Avenue on the easterly line of the property coveyed to William F. Lampe by deed from Ira E. Parker and wife, of record in Book 639, page 268, Register's Office for said County; thence with said line northwardly 253.8 feet; thence north 85 deg. east 100 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots, south 5-1/2 deg. East 262 feet to the northerly margin of Hampton Avenue; thence with said Avenue, westwardly 116 feet to the beginning.

BEING the same property conveyed to R. David Ludwick and wife, Rebecca O. Ludwick by deed of record in Book 5299, page 162, Register's Office for Davidson County, Tennessee.
The above property is commonly known as 3498 Hampton Ave. Nashville, TN 37215

RECEIVED FOR RECORD
JUN 22 1987 at 12 M.
RECORDED

unimproved ( )
This is improved (X) property, known as 3498 Hampton Ave. Nashville, TN 37215
(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 hands this 22nd day of June, 1987

R. DAVID LUDWICK

REBECCA O. LUDWICK

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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 R. David Ludwick and wife, Rebecca O. Ludwick

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 Nashville, Tennessee, this 22nd day of June 19 87

Commmission expires 7-17-88

Laura S. Wicks
Notary Public

STATE OF TENNESSEE

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

TO

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

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
			32500.00- CAPT.	
			910.00 STAX	
			.50 PRFE	
			6.00 MORT	
			CHECK 916.50-	
			2B2CA06/24/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39529

IDENTIFICATION REFERENCE

JUN 24 1 [illegible] 87

[illegible]
DAVIDSON COUNTY

No. 97039