APR 4 8 28 AM '88
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

17884

Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jimmy Lloyd Ledbetter, et ux
5362 Vanderbilt Road
Mt. Juliet, TN 37122

MORTGAGEE:
First Southern Bank
Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Field Book No. 4D-37-49-3 0374 04 04 0101 03CHECK 51.30
Map & Parcel No. 43-08-1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **John D. Vaughn and wife, Pauline Vaughn,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jimmy Lloyd Ledbetter and Dawn Marie Riggins, joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 4th Civil District of said County, being Tract No. 14 on the unrecorded plan of E. A. Youngblood's Subdivision, and described according to a copy of a survey made by Cantrell, Connell & Morrison, May, 1954, as follows:
>
> Beginning at a point in the northerly margin of Shelby Street at the common corner of Tracts 13 and 14; running thence with the line between said two tracts, North 44° 17' West 148.8 feet to a southerly line of the Morgan Hurt Property; thence with Hurt's line, South 43° 01' West 69.3 feet to a point; corner to Hurt; thence with Hurt's easterly line, South 37° 43' East 146 feet to the northerly margin of Shelby Street; thence with the margin of the same, North 45° 43' East 85.7 feet to the beginning, and being part of the property conveyed to H. A. Youngblood and wife, Edith M. Youngblood by deed from Leonard L. Clark and wife, as of record in Book 1646, page 520, Register's Office for Davidson County, Tennessee.
>
> Including but specifically reserved in the above described tract is a ten foot turn around easement along the northerly margin of Shelby Street, the southerly 10 feet of said Tract 14.
>
> Being the same property conveyed to John D. Vaughn and wife, Pauline Vaughn by virtue of a deed from H. A. Youngblood and wife, Edith M. Youngblood as of record in Book 2303, page 240, Register's Office for Davidson County, Tennessee.

This is improved property known as Shelby Street, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 31st day of March, 1988.

John D Vaughn
JOHN D. VAUGHN

Pauline Vaughn
PAULINE VAUGHN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John D. Vaughn and wife, Pauline Vaughn,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of March, 1988.

Michelle H. Crosse
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

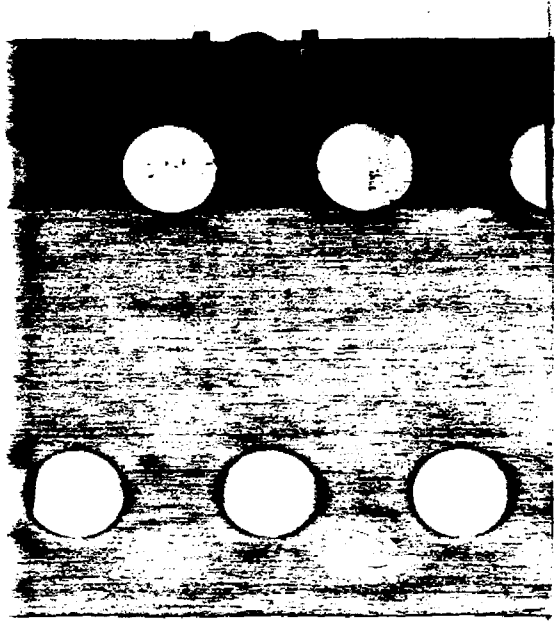
The actual consideration or value, whichever is greater for this transfer is $16,000.

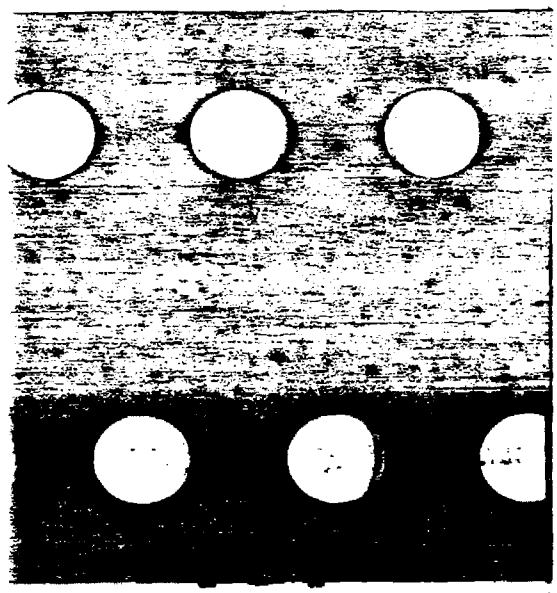
Jimmy Ledbetter
AFFIANT

Subscribed and sworn before me this 31st day of March, 1988.

Michelle H. Crosse
NOTARY PUBLIC

My Commission Expires: 6-18-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7506 PAGE 304

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	16000.00
CON TX	44.80
PRFEE	0.50
WDEED	6.00
TOTAL	51.30
CHECK	51.30

04/04/88 01 07:30 0001 0374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17884

IDENTIFI REFERENCE

APR 4 8 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76585