BOOK 7664 PAGE 129

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 50,760.87

Subscribed and sworn to before me, this the 21st day of SEPTEMBER 19 88

Affiant

My commission expires: 1/10/89
DATE Notary Public

WARRANTY DEED

Mail

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
BEN DAVID LEDBETTER	CITYFED MORTGAGE COMPANY
208 WILEY STREET (STREET ADDRESS)	P.O. BOX 1686 (STREET ADDRESS)
MADISON, TN 37115 (CITY STATE ZIP)	SPRINGFIELD, TN 45501 (CITY STATE ZIP)

MAP & PARCEL NO 43-9-40.00 11D-57955

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NEVIN H. DOWNS & wife, MYRTIANNE P. DOWNS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO BEN DAVID LEDBETTER & wife, DEBORAH LEDBETTER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 49 on the Plan of Overlook Estates, Block "A", as of record in Book 848 at page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to NEVIN H. DOWNS & wife, MYRTIANNE P. DOWNS by deed recorded in Book 6574 at page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of CityFed Mortgage Company, which the Grantee(s) herein agree to assume and pay.

7.1 6.9.4

IDENTIFICATION REFERENCE

SEP 29 8 26 AM '88
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 208 WILEY STREET, MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 21st day of SEPTEMBER 1988

Nevin H. Downs
NEVIN H. DOWNS

Myrtianne P. Downs
MYRTIANNE P. DOWNS

State of Tennessee
County of SUMNER

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On this 21st day of SEPTEMBER, 1988, before me personally appeared NEVIN H. DOWNS & wife, MYRTIANNE P. DOWNS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

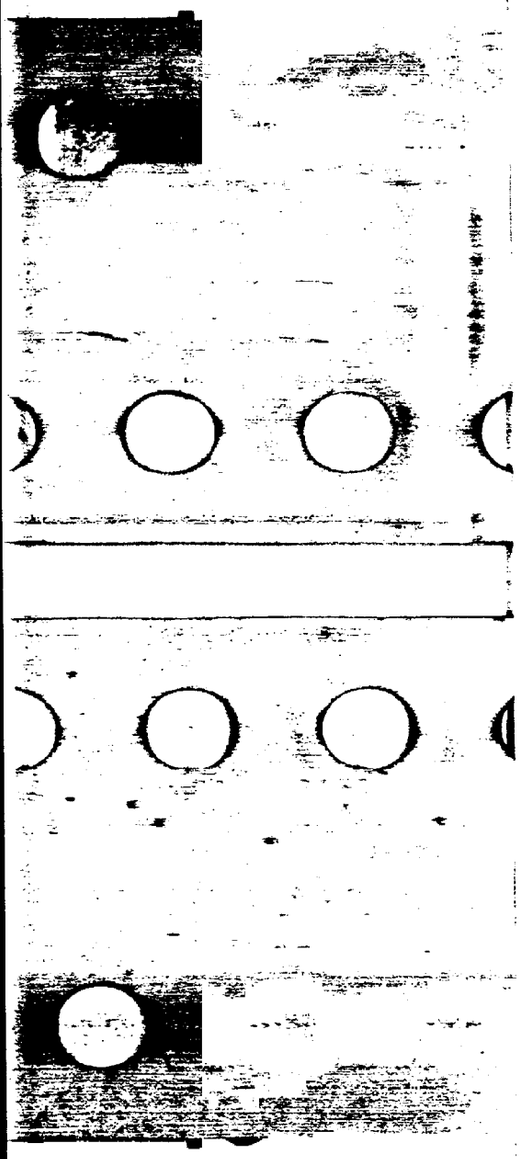
_____

_____
Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

1799 09/29 0101 03CHECK 174.14



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 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	50760.87
CON TX	167.64
PRFEE	0.50
WDEED	6.00
TOTAL	174.14
CHECK	174.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/29/98 01 08:58 0001 1799

7:16.94

IDENTIFICATION REFERENCE

SEP 29 98 26 AM '98

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

No. 138752