FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

BOOK 7768 PAGE 375

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 5-17-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Treva Yvonne Ledbetter (NAME)	SAME (NAME)	MAP 135
299 Haywood Lane (ADDRESS)	(ADDRESS)	PARCEL 188
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2D-47100

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, W. Ken Gardner and wife, Barbara J. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treva Yvonne Ledbetter, 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 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being parts of Lot Nos. 9 and 10 on the Plan of the lands of M. Dennison, deceased, as of record in Book 161, page 41, Register's Office for said County, described together according to a survey made by Dorris E. Boner, January 14, 1960, as follows:

BEGINNING in the center of Ned Shelton, formerly Steele Road at the intersection of the center line of said Road and the southern boundary line of the property conveyed to S.B. Gardner and wife, by deed from T.B. Hardy and wife, of record in Book 702, page 281, said Register's Office; thence with said Gardner's southern boundary line westwardly 1561.2 feet to an iron pin, South 6 deg. east 899.25 feet to an iron pin and north 89 deg. 30' east 1002.4 feet to an iron pin; thence north 21 deg. west 470.5 feet to an iron pin; thence north 67 deg. east 315.4 feet to an iron pin; thence north 58 deg. east 249.8 feet to the center of said Road; thence with same, northeastwardly 265 feet to the beginning.

Being the same property conveyed to W. Ken Gardner, a single person by deed from Margaret Keith McClendon, a widow of record in Book 6347, page 791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

Barbara J. Gardner, wife of W. Ken Gardner, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

unimproved ( )
This is improved (X) property, known as 2961 Ned Shelton Road, Nashville, Tennessee 37214
(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 hand s this 1st day of February, 19 89

W. Ken Gardner

Barbara J. Gardner

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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 W. Ken Gardner and wife, Barbara J. Gardner

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 19 89

Commission expires 7-13-91

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

07442

IDENTIFICATION

FEB 8 03 AM '89

5397 02/08 0101 03CHECK 247.40

WARRANTY DEED

FROM

W. Ken Gardner and wife, Barbara J. Gardner

TO

Treva Yvonne Ledbetter, unmarried

RETURN TO:

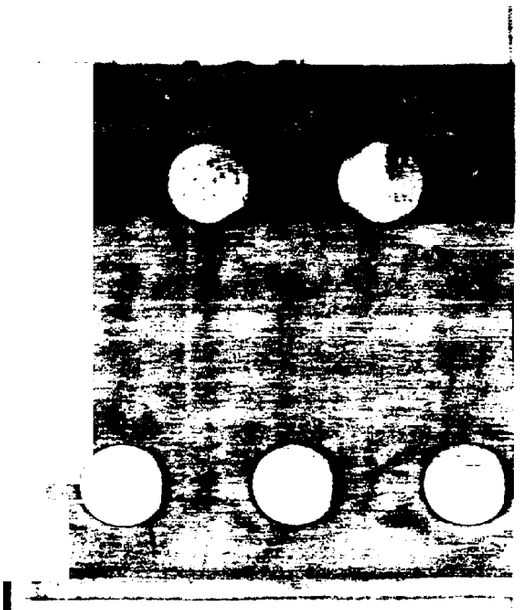
CUMBERLAND TITLE COMPANY

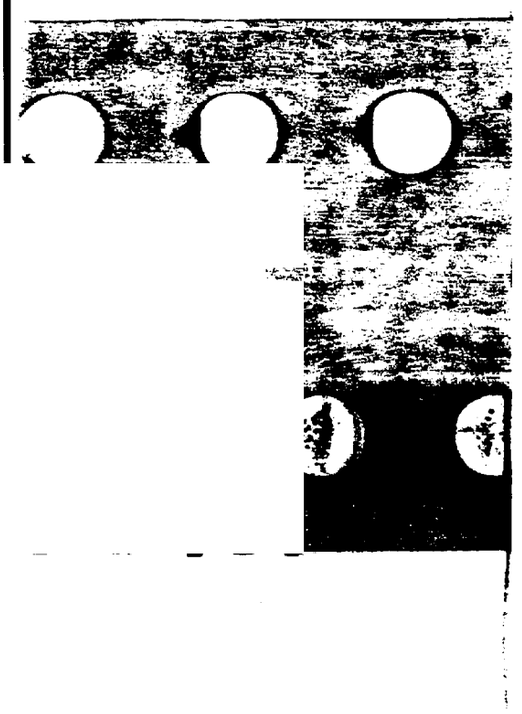
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW





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

RECEIVED OF _____

FOR _____

BOOK 7768 PAGE 377

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	73000.00
CON TX	240.90
PRFEE	0.50
WDEED	6.00
TOTAL	247.40
CHECK	247.40

02/08/89 01 08:06 0001 5397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07442

IDENTIFICATION REFERENCE

FEB 8 8 03 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179888