FORM NO. WD-1

BOOK 7825 PAGE 339

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Roger D. Kelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 89.

Tammy F. Woodall
Notary Public

MY COMMISSION EXPIRES: March 17, 1990

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Kelton (NAME)	First Union Mortgage Corporation (NAME)	161-02-25
5017 Meta Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS)	6DU67348
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27609 (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, Thomas K. Ledwell and wife, Anne S. Ledwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Kelton and wife, Susan D. Kelton

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 Lot No. 81 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 75 feet on the west side of Meta Drive and runs back 150.5 feet on the north line and 150.9 feet on the south line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Thomas K. Ledwell and wife, Anne S. Ledwell by deed from Jerry W. Braswell and wife, Rebecca J. Braswell of record in Book 5931, page 160, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3882, page 846 said Register's Office.

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

27810

TENNESSEE REFERENCE

APR 26 10 51 AM '89

RUSH

9203 04/26 0101 03CHECK 287.00

This is improved (XX) unimproved ( ) property, known as 5017 Meta Drive, Nashville, TN 37211
(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 25th day of April, 19 89

Thomas K. Ledwell
Thomas K. Ledwell

Anne S. Ledwell
Anne S. Ledwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, the within named Thomas K. Ledwell and wife, Anne S. Ledwell

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 25th day of April 19 89.

Commission expires March 11, 1990

Tammy J Woodall
Notary Public

STATE OF TENNESSEE
Davidson County

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

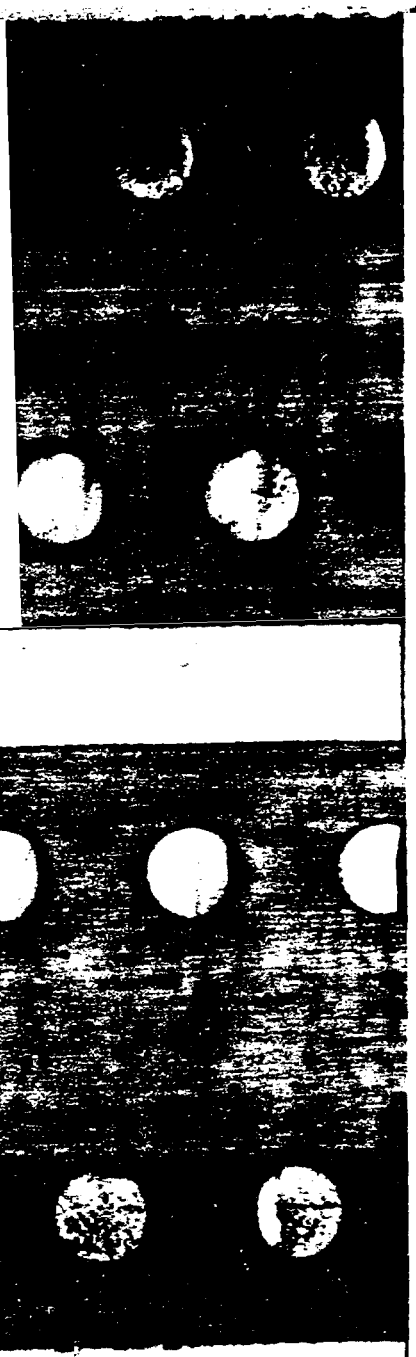
Thomas K. Ledwell and wife,

Anne S. Ledwell

TO

Roger D. Kelton and wife, Susan

D. Kelton



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 85000.00
CON TX 280.50
PRFEE 0.50
MTEED 6.00
TOTAL 287.00
CHECK 287.00

04/26/89 01 10:52 0001 9203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27810

APR 26 10 51 AM '89

No. 203545