Rush

VIII-D/SA 12 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

LIMITED WARRANTY DEED BOOK 8004 PAGE 596

Address New Owner(s) as follows: Pace Realtors, Inc., 1161 Murfreesboro Road, Suite 515, Nashville TN 37217

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 53-03, Parcel No. 143, Field Book No. 4D-41720

For and in consideration of the sum of TEN and no/ 100 ($10.00) DOLLARS, ~~cash in hand~~ paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JAMES B. LEDBETTER, JR. and wife, VALERIE A. LEDBETTER, KATHERINE F. LEDBETTER JANCO and husband, ERNEST JANCO, ELIZABETH A. LEDBETTER SCHULTZ, and WILLIAM P. LEDBETTER and wife, THELMA LEDBETTER, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto PACE REALTORS, INC., a Tennessee corporation, hereinafter referred to as Grantee, its successors, representatives and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 1404 DeBow Street, Old Hickory TN 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, PACE REALTORS, INC., a Tennessee corporation, its successors, representatives and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was

lawfully seized in and possessed by Grantors, and does not extend to any previous time thereto.

Grantors represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

The said VALERIE A. LEDBETTER, ERNEST JANCO and THELMA LEDBETTER join in this conveyance conveying all right, title and interest they may have in and to said property, including, but not limited to, their right to take against the estate of their respective spouses.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on the 12th day of December 1989.

James B. Ledbetter Jr
JAMES B. LEDBETTER, JR.

Valerie A. Ledbetter
VALERIE A. LEDBETTER

Katherine F. Ledbetter Janco
KATHERINE F. LEDBETTER JANCO

~~Katherine F. Ledbetter~~ Ernest Janco
ERNEST JANCO

Elizabeth A. Ledbetter Schultz
ELIZABETH A. LEDBETTER SCHULTZ

By: James B. Ledbetter, Jr.
JAMES B. LEDBETTER, JR.,
her Attorney-in-Fact

William P. Ledbetter
WILLIAM P. LEDBETTER

By: James B. Ledbetter Jr
JAMES B. LEDBETTER, JR.,
his Attorney-in-Fact

Thelma Ledbetter
THELMA LEDBETTER

By: James B. Ledbetter Jr
JAMES B. LEDBETTER, JR.,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $40,000 VC.

John D. Pace Affiant

Subscribed and sworn to before me this 12th day of December 1989.

M R. Ley Notary Public

My commission expires: 20 May 1992

REYNOLDS & [illegible] NOTARY PUBLIC AT LARGE

VIII-D-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainors, JAMES B. LEDBETTER, JR. and wife, VALERIE A. LEDBETTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 12th day of December 1989.

Notary Public

My commission expires 20 May 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainors, KATHERINE F. LEDBETTER JANCO and husband, ERNEST JANCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 12th day of December 1989.

Notary Public

My commission expires 20 May 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES B. LEDBETTER, JR., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of ELIZABETH A. LEDBETTER SCHULTZ, and acknowledged that he executed the same as the free act and deed of the said ELIZABETH A. LEDBETTER SCHULTZ, pursuant to a Power of Attorney dated the 6th day of December 1989.

Witness my hand and seal at Nashville, Tennessee, this 12th day of December 1989.

Notary Public

My commission expires 20 May 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES B. LEDBETTER, JR., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of WILLIAM P. LEDBETTER, and acknowledged that he executed the same as the free act and deed of the said WILLIAM P. LEDBETTER, pursuant to a Power of Attorney dated the 6th day of December 1989.

Witness my hand and seal at Nashville, Tennessee, this 12th day of December 1989.

Notary Public

My commission expires 20 May 1992

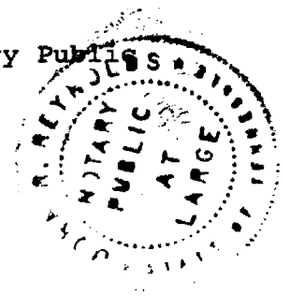
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES B. LEDBETTER, JR., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of THELMA LEDBETTER, and acknowledged that he executed the same as the free act and deed of the said THELMA LEDBETTER, pursuant to a Power of Attorney dated the 6th day of December 1989.

Witness my hand and seal at Nashville, Tennessee, this 12th day of December 1989.

John R. Reynolds
Notary Public

My commission expires 20 May 1992



89112

IDENTIF. REFERENCE

Dec 13 4 23 PM '89

DAVIDSON COUNTY TN.

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

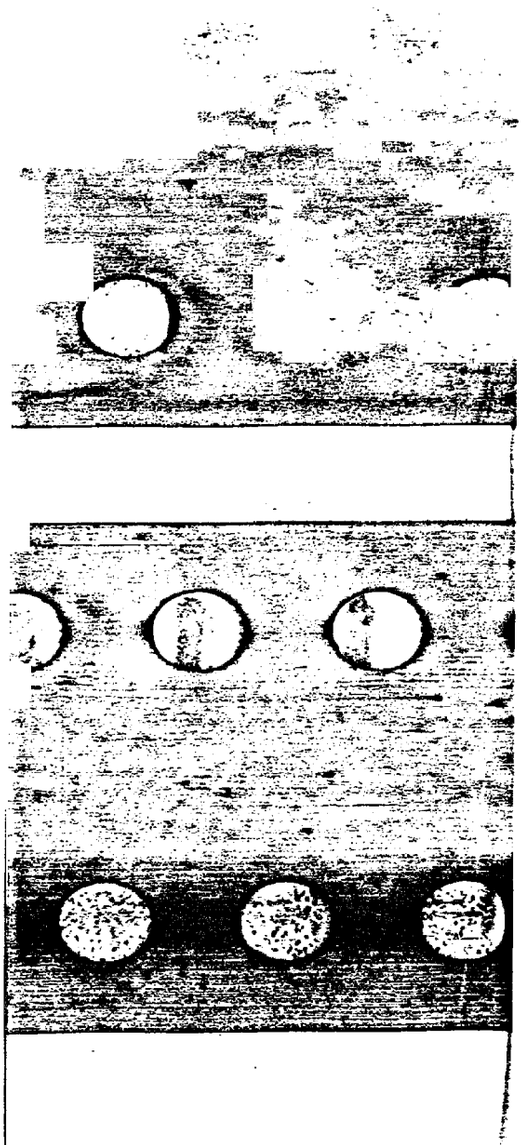
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 74, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, fronting 57.0 feet on DeBow Street, containing 0.08 acres, more or less.

Being the same property conveyed to LOUISE H. LEDBETTER by Deed from E. I. du PONT de NEMOURS and COMPANY of record in Book 2025, Page 308, Register's Office for Davidson County, Tennessee.

The said Louise H. Ledbetter died on 15 January 1989. The said real property is vested in the following by Last Will and Testament of LOUISE H. LEDBETTER, Deceased, admitted for probate in the Probate Court for Davidson County, Tennessee, on 23 February 1989, as shown of record in Will Book 166, page 196, Probate Clerk's Office, to wit: James B. Ledbetter, Jr., Katherine F. Ledbetter Janco, Elizabeth A. Ledbetter Schultz and William P. Ledbetter.

4429 12/13 0101 03CHECK 148.00



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

RECEIVED OF _____

FOR _____

BOOK 8004 PAGE 601

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 15.00
				TOTAL 148.00
				CHECK 148.00
12/13/89		01		16:23 0001 4439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89112

IDENTIF. REFERENCE

DEC 13 4 23 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 275608