09025

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

94 NOV 15 PM 1:30

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-4027

MAP/GROUP/PARCEL
072-11-0/126.00

4106 11/15 0101 03CHECK 155.15

NEW OWNER'S NAME AND ADDRESS:
JOY J. LEDFORD
2115 MARTHA AVENUE
NASHVILLE, TN 37216

BOOK 9520 PG 797

SEND TAX BILLS TO:
SOUTHEASTERN MORTGAGE OF TENNESSEE
565 MARRIOTT DRIVE, SUITE 250
NASHVILLE, TN 37214-5014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Emma Hagewood Forte, hereinafter called Grantor, do hereby transfer and convey unto Joy J. Ledford, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 146 on the plan of The Waters Place on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office for said County.
>
> SAID Lot No. 146 fronts 50 feet on the easterly margin of Martha Street and extends back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to grantor herein by deed of record in Book 6030, Page 691, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Emma Hagewood Forte

Emma Hagewood Forte

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Emma Hagewood Forte, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of October, 1994.

Sheila Hatcher
NOTARY PUBLIC

SHELTON HATCHER NOTARY AT LARGE STATE OF TENNESSEE SUMNER COUNTY Exp. 2-3-98

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $39,500.00.

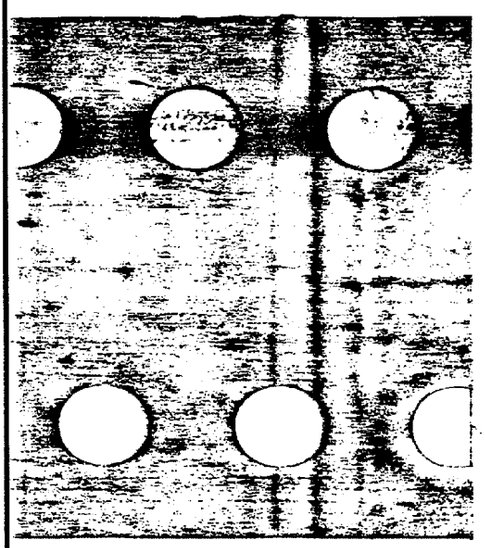
Joey J. Hedford
AFFIANT

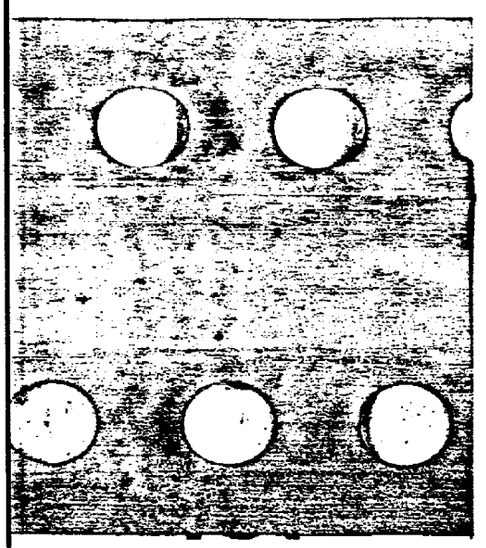
Sworn to and subscribed before me, this the 28th day of October, 1994.

Sheila Hatcher
NOTARY PUBLIC

SHELTON HATCHER NOTARY AT LARGE STATE OF TENNESSEE SUMNER COUNTY Exp. 2-3-98

My Commission Expires:
2-3-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9520 PG 799

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39500.00
CON TX 146.15
PRFEE 1.00
WDEED 8.00
TOTAL 155.15
CHECK 155.15

11/15/94 01 13:30 0001 4106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09025
IDENTIF. ↑ REFERENCE

94 NOV 15 PM 1:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854183