BOOK 9612 PG 927 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 19 95

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| NANCY A. MILEY | MORTGAGE SERVICE AMERICA CO. | MAP 135-188 |
| (NAME) 2961 Ned Shelton Road | (NAME) 1650 Tysons Boulevard | 2DX 226 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217 | (STREET ADDRESS) McLean, VA 22102 | |
| (CITY) (STATE) (P.O. ZIP) | (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, I, TREVA YVONNE LEDBETTER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY A. MILEY

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 described by Campbell, McRae and Associated Surveying, dated March 1, 1995, as follows:

BEGINNING at a point in the centerline of Ned Shelton Road being the Northeast corner of this tract and the southwest corner of the David McConnell property described in Deed Book 5945, page 428; thence westwardly with the David McConnell line 810 feet to a point; thence South 21 deg. East 500 feet to a point; thence North 67 deg. East 315.40 feet to a point; thence North 58 deg. East 249.80 feet to a point in the centerline of Ned Shelton Road; thence with the centerline of Ned Shelton Road, 265 feet to the point of BEGINNING.

BEING part of the same property conveyed to Treva Yvonne Ledbetter, Unmarried, by deed from W. Ken Gardiner and wife, Barbara J. Gardiner of record in Book 7768, page 375, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2961 Ned Shelton Road, Nashville, Tennessee 37217
(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 my hand this 3rd day of March, 19 95

Treva Yvonne Ledbetter

TREVA YVONNE LEDBETTER

BOOK 9612 PG 928

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TREVA YVONNE LEDBETTER, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1995

Commission Expires 10-9-95

Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

39964

IDENTIF. & REFERENCE

95 MAR -7 AM 10:17

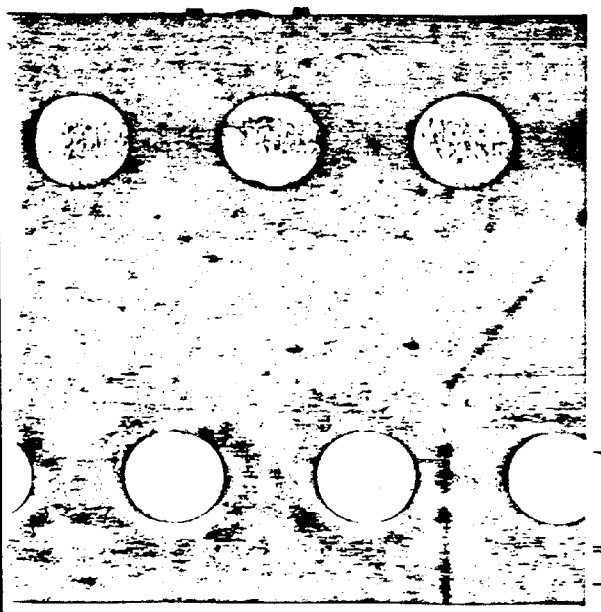
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

3089 03/07 0101 03CHECK 490.00

WARRANTY DEED

FROM

TO



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

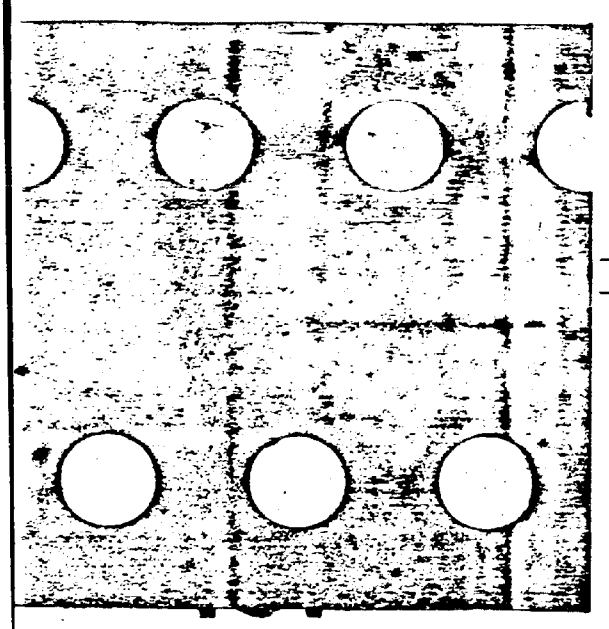
RECEIVED OF _____

FOR _____

BOOK 9612 PG 929

| | | |
|---|---|---|
| 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 130000.00
CON TX 481.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

03/07/95 01 10:18 0001 3089

39964
IDENTIF. ← REFERENCE

95 MAR -7 AM 10:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 887725