BOOK 9812 PG 347

THIS INSTRUMENT WAS PREPARED BY
McDonnell Dyer
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

FILE BOX 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 95.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Shadden (NAME)	Southeastern Mortgage of (NAME)	143-2-B-14CO
726 Harpeth Trace Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5104 (CITY) (STATE) (ZIP)	

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, William H. Ledbetter, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly A. Shadden, a single person

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. 14 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 5200, page 775, as revised in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William H. Ledbetter, unmarried, by deed from The Zeitlin Group, of record in Book 6591, page 928, Register's Office for Davidson County, Tennessee.

1217 10/02 0101 03CHECK 454.85

95 OCT -2 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0106990
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 726 Harpeth Trace Drive, Nashville, Tennessee 37221
(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 29th day of September 19 95

William H. Ledbetter

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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 William H. Ledbetter, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 19 99.

Commission expires 5-7-99

Notary Public

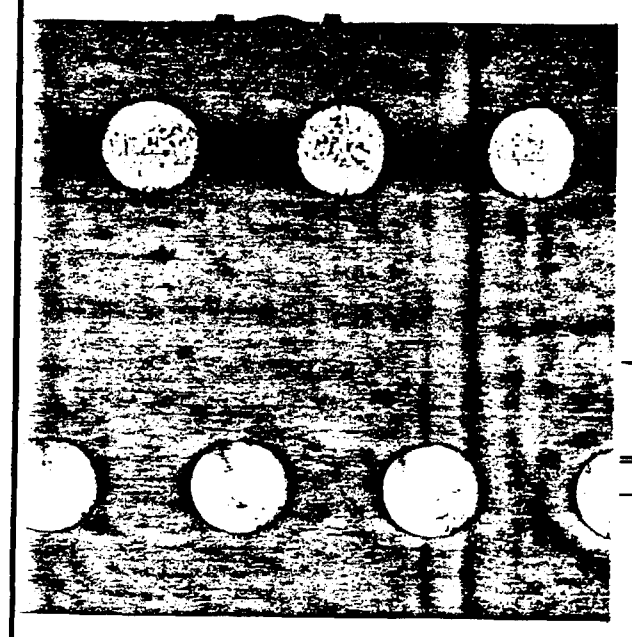
STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

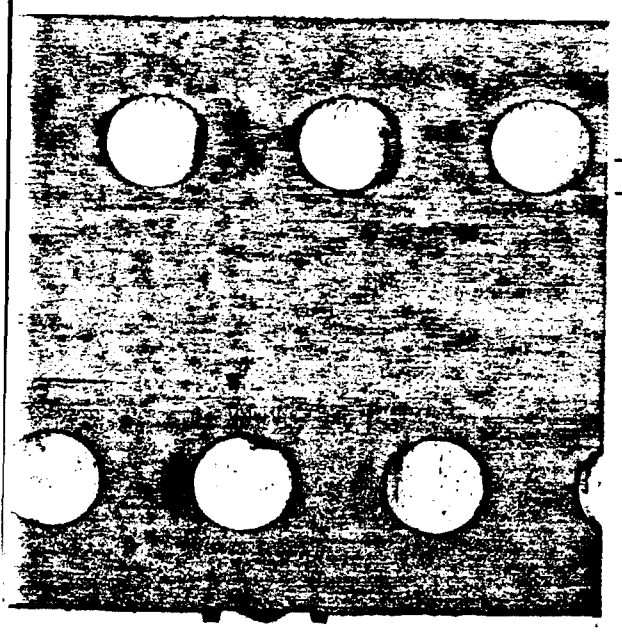
RECEIVED OF _____

FOR _____

BOOK 9812 PG 343

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 120500.00
CON TX 445.85
PRFEE 1.00
WDEED 8.00
BANK 454.85
CHECK 454.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 11:15 0001 1217

0106990
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 11:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960010