File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10483 PG 617

#14689

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY LOUISE LEE TIDWELL (NAME)	NEW OWNER (NAME)	117-9-B
109 Longwood Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	30
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA79606

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, JOE B. LEDBETTER, JR., TRUSTEE UNDER THE REVOCABLE TRUST DATED APRIL 28, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY LOUISE LEA TIDWELL, umarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 30 on the Plan of Longwood, as of record in Plat Book 5200, page 86, amended in Book 5419, page 183, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Pattie Pratt Ledbetter by deed from Creason Clayton Construction Company, Inc. of record in Book 5471, page 910, said Register's Office. Pattie Pratt Ledbetter has since died and devised said property to Joe B. Ledbetter, Jr. as Trustee of a Revocable Trust dated April 28, 1995, by Will of record in Will Book 211, page 339, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5344, page 353; (3) Dedication of common area of record in Book 5717, page 64; (4) Charter of record in Book 5662, page 143; (5) Easements of record in Book 5287, page 712, Book 6925, page 836, Book 3401, page 531; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 86, amended in Book 5419, page 183, said Register's Office.

0313137

IDENTIF. ▲ REFERENCE

97 JUN -6 AM 10:08

FELIX Z. WALSUM II REGISTER
DAVIDSON COUNTY, TN.

0002 06/06 0101 03CHECK 853.34

This is improved (XX) unimproved ( ) property, known as 109 Longwood Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of June, 19 97

JOE B. LEDBETTER, JR., TRUSTEE

BOOK 10483 PG 618

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE B. LEDBETTER, JR., TRUSTEE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of June, 19 97.

My commission expires 9/23/98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,200.00.

Mary Louise Lee Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 97.

MY COMMISSION EXPIRES: 9/23/98
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOE B. LEDBETTER, JR., TRUSTEE

TO MARY LOUISE LEE TIDWELL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10483 PG 619

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
228200.00
CON TX 844.34
PRFEE 1.00
WDEED 8.00
TOTAL 853.34
CHECK 853.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/97 01 1010B 0001 0002

03131137
IDENTIF. ↑ REFERENCE

97 JUN -6 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159919