BOOK 10501 PG 990

WARRANTY DEED

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,500.00

Affiant Clayton Janeksela

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: 5-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton D. Janeksela (NAME)	First Trust Mortgage Company (NAME)	MAP 60-16
2707 Alhambra Circle (ADDRESS)	5111 Maryland Way, Suite 206 (ADDRESS)	PARCEL 38
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Margaret Ledbetter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton D. Janeksela, unmarried

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 the north 25 feet of Lot No. 64 and the south 50 feet of Lot No. 65 on the Map of Capitol View Subdivision of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 64 and 65 front together 75 feet on the easterly side of Alhambra Circle and run back between lines 225 feet more or less to a dead line.

Being the same property conveyed to Rayfield Graves, Nell Graves, and Gilda Carney, as joint tenants with the right of survivorship, by deed from Robert B. Hendley and wife, Marjorie G. Hendley, of record in Book 3283, page 143, said Register's Office. Nell Graves and Gilda Carney died leaving Rayfield Graves as the surviving joint tenant. Rayfield Graves has since died. Margaret Ledbetter is the devisee under the Will of Rayfield W. Graves, of record in Will Book 213, page 568, Probate Court Clerk's Office for Davidson County, Tennessee. Rayfield Graves and Rayfield W. Graves are one and the same person.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 974, pages 52 & 53, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2707 Alhambra Circle, Nashville, Tennessee 37207
(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 20 day of June 19 97

Margaret Ledbetter

Margaret Ledbetter

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 Margaret Ledbetter

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 20 day of June, 97.

Commission expires 5-27-2000

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 ____

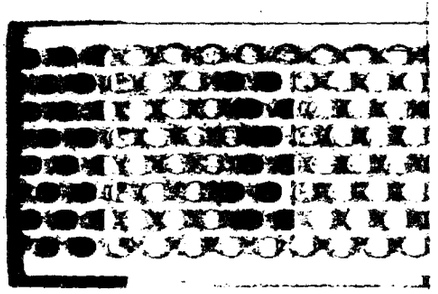
Notary Public

MAIL ENV.

97 JUN 23 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03 18652
IDENTIF. ▲ REFERENCE

6160 06/23 0101 03CHECK 195.85



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

RECEIVED OF _____

FOR _____

BOOK 10501 PG 992

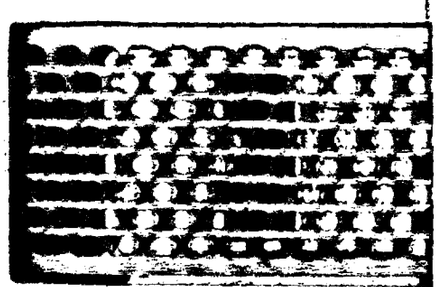
CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50500.00
CDN TX 186.85
PRFEE 1.00
WDEED 8.00
TOTAL 195.85
CHECK 195.85

06/23/97 01 14:02 0001 6160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 18652
IDENTIF. ↑ REFERENCE

97 JUN 23 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165993