BOOK 10312 PG 927

186

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 1998** between JOHN H. VAN DIJK and DENISE R. VAN DIJK, HUSBAND AND WIFE, GRANTORs, and JESSICA S. LEDSINGER, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN H. VAN DIJK and DENISE R. VAN DIJK, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JESSICA S. LEDSINGER, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1307 DEBOW STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: John H Van Dijk
JOHN H. VAN DIJK Signature of Seller

Denise R. VanDijk
DENISE R. VAN DIJK

98 MAY -4 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0432852
IDENTIF. & REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN H. VAN DIJK and DENISE R. VAN DIJK, HUSBAND AND WIFE, the within named 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, at office, this **30th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE G. ALLIS

Name and Address of Property Owner:

JESSICA S. LEDSINGER, UNMARRIED and
1307 Debow St
OLD HICKORY, TN
37138

Property Address:

1307 DEBOW STREET
OLD HICKORY, TN 37138

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
P.O. Box 10212
Van Nuys Ca 91410-0212

Map & Parcel #: MAP 53-3, PARCELS 155 & 156

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE G. ALLIS

EXHIBIT 'A'

Being Lot Number 39-27 on the Revised Plan of Certain Lots between Dodson and Debow Streets Section "C" and "D", of record in Plat Book 1835 at page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to JOHN H. VAN DIJK and DENISE R. VAN DIJK, HUSBAND AND WIFE, by Deed from JOHN C. AND DENISE R. McGLAUGHN, of record in Book 7568, page 824, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 53-3, PARCELS 155 & 156, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 562.45).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 52, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the SOUTHERLY lot line of both parcels; a 20-foot public utility and drainage easement along the easterly lot line of both parcels; and what seems to be 10-foot public utility and drainage easements along the lot line between the two parcels.

1998 05/04 0101 03CHECK 260.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10912 PG 930

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 12.00
TOTAL 260.90
CHECK 260.90

05/04/98 01 12:49 0001 1928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432852
IDENTIF. & REFERENCE

98 MAY -4 PM 12:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288002