BOOK 11222 PAGE 48

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Curtis Eric Ledford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 98

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Eric Ledford (NAME)	FT Mortgage Companies, d/b/a (NAME)	MAP 150-1
480 Rural Hill Road (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 39
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, E. M. Culver and wife, Avolyn P. Culver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Eric Ledford, married

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:

BEING Lot No. 171, on the Plan of Edge-O-Lake Estates, Section I, of record in Book 3600, Page 43, and amended in Book 3818, Page 494, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to E. M. Culver and wife, Avolyn P. Culver, as tenants in common by Quitclaim Deed from E. M. Culver and wife, Avolyn P. Culver, of record in Book 9616, Page 901, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3679, Page 279, Register's Office for said County.

98 NOV 25 PM 3:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0517221
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 480 Rural Hill Road, Nashville, TN 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 our hand s this 24th day of November, 19 98

E. M. Culver

Avolyn P. Culver

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FILE BOX 45

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 E. M. Culver and wife, Avolyn P. Culver

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of November 19 88.

Commission expires 3/24/01

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

1988 11/25 0101 03CHECK 343.63

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

RECEIVED OF _____

FOR _____

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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	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	343.63
CHECK	343.63

11/25/98 01 15:44 0001 1988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 25 PM 3:4[illegible]

GILL GARRETT REGIST[illegible]
DAVIDSON COUNTY, TN

051722[illegible]
IDENTIF. ↑ REFERENCE

No. 1377028