FORM NO. WD-1

98179811 2007

BOOK 11263 PAGE 138

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

William P. Ledford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR 23, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cheryl L. Meadows 101 Elmore Ave., Madison.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM P. & KATHLEEN A. LEDFORD (NAME)	SAME (NAME)	52-9
1117 FERNBANK DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8.6
MADISON, TN. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~, I PATRICIA A. STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM P. LEDFORD AND WIFE KATHLEEN A. LEDFORD

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:

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

BEING part of Lot No. 17 of the Montague Subdivision of record in Book 421, page 129, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the Southeasterly margin of Fernbank Drive and widened at a point 280 feet Northwardly from Palestine Avenue; thence South 53 degrees 7 minutes East 208.8 feet to a point; thence North 36 degrees 53 minutes East 64 feet to the Southeasterly corner of the property conveyed to James K. Chaffin and wife, Joyce Chaffin, by deed of record in Book 3438, page 379, said Register's Office; thence with Chaffin's Southerly line North 53 degrees 7 minutes West 208.8 feet to a point in the Southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 degrees 53 minutes West 64 feet to the point of beginning.

BEING THT SAME PROPERTY CONVEYED TO PATRICIA A. STEWART BY QUITCLAIM DEED FROM WILLIE R. STEWART OF RECORD IN BOOK 10081 PAGE 126 REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (X) property, known as 1117 FERNBANK DR (House Number) (Street) MADISON, TN. 37115 (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 and seal this 18th day of December, 1998

Patricia Ann Stewart

My Commission Expires Sept 18, 1999

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

BOOK 11263 PAGE 139

Personally appeared before me, CHERYL L. Meadows, a Notary Public in and for said County and State, the within named Patricia Ann Stewart

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at 101 Elmore Ave. Madison, Tennessee, this 18 day of December, 19 98.

Commission expires ~~Commission Expires Sept~~ 18, 1999

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

0528257
IDENTIF. ↑ REFERENCE

WARRANTY DEED

FROM
Patricia Ann Stewart

TO
William P. Ledford and wife
Kathleen A. Ledford

98 DEC 22 AM 9:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3749 12/22 0101 03CHECK 247.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 11263 PAGE 140

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	CFEE - COMPUTER FEE	PRCMT PROBATE FEE

CON TX	236.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

12/22/98 01 09:42 0001 3749

0528257
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 9:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405281