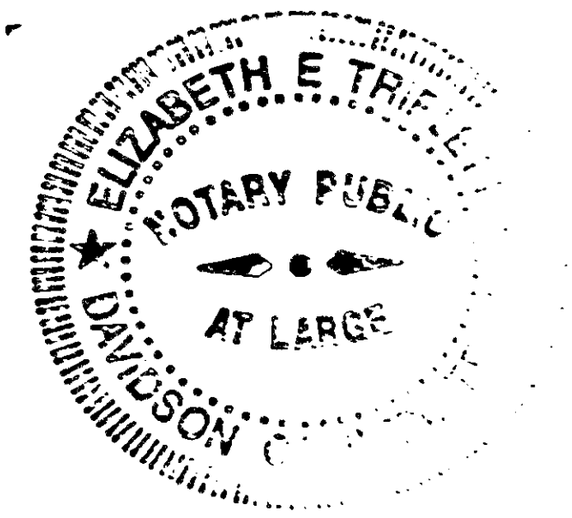
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannie R. Ledford	**NationsBanc Mortgage Corporation**	**091-07-0-004-00**
(NAME) **5308 Pennsylvania Avenue**	(NAME) **P.O. Box 35140**	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Louisville, KY 40232**	
(CITY) (STATE) (ZIP)	(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, **Home Sweet Homes, L.L.C.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeannie R. Ledford, 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 Lot No. 1217, 1219 and the Easterly 10 feet of Lot No. 1221, of Block 39, on the Plan of No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for said County, to which reference is made for a more complete description.

Said Lot Nos. 1217, 1219 and the Easterly 10 feet of Lot No. 1221 front together 60.0 feet on the Northerly margin of Pennsylvania Avenue and extend back between parallel lines, 150.0 feet to an alley.

Being the same property conveyed to Home Sweet Homes LLC by deed of record in Book 10661, Page 602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5308 Pennsylvania Avenue, Nashville, TN 37209**
(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.

0598908

IDENTIFICATION REFERENCE

99 JUN 11 PM 1:27

REGISTER
DAVIDSON COUNTY, TN.

0742 06/11 0101 03CHECK 249.95

Witness **our hands** this **9th day of June, 1999**.

Home Sweet Homes, L.L.C.

By: Doris Hudgens, C.M.
Doris Hudgens, Manager

Attest:

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 Home Sweet Homes, LLC the bargainors, 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 9th day of June, 1999.

Elizabeth E. Triplett
Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Doris Hudgens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the manager of the Home Sweet Homes, LLC, a corporation, and that she as such manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as manager.

Witness my hand and official seal at Antioch, Tennessee, this the 9th day of June, 1999.

Elizabeth E. Triplett
Notary Public

Commision expires: 5/26/99

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	PRFEE - PROBATE FEE

BOOK 11524 PG. 562

0598908

IDENTIFICATION REFERENCE

99 JUN 11 PM 1:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	64500.00
CON TX	238.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	249.65
CHECK	249.65

06/11/99 01 13:30 0001 8742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473194