File Box "49"

BOOK 11585 PG. 978

990762

WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of June, 1999 by and between
Phillip A. Ledger and spouse, Lucinda T. Ledger,
2901 Woodlawn, Nashville, TN 37215

Party of the first part,

and Carol R. Johnson

Party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN SAID REGISTER'S OFFICE, IF ANY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context thereof.

WITNESS the signature(s) of the party of the first part the day and year first above written.

Phillip A. Ledger

Lucinda T. Ledger

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phillip A. Ledger and spouse, Lucinda T. Ledger**, to me known to be the person(s) described in and who executed the Warranty Deed, and acknowledged that (t)he(y) executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of June 1999

My Commission Expires:
My Commission Expires JULY 27, 2002

Notary Public

Property Address:

This instrument prepared by:
William Howard Boyles, Attorney at Law, P.O. Box 50932, Dallas, TX
State Tax_____$_____
Register's fee_____
Recording fee_____
Total_____

I, or we, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phillip A. Ledger Affiant

Lucinda T. Ledger Affiant

Subscribed and sworn to before me this 19 day of June 19 99

Notary Public
Commission Expires My Commission Expires JULY 7, 2002

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 11, Block 2, on the Plat of a Development of Stokes Tract, as shown on plat of record in Plat Book 974, page 24, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

20061528 1
11/28/06 11:28:23
RECORDING FEE

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

06152811

BOOK 11585 PG. 981

DART

345000.00

CO TX 1276.50

PRFEE 1.00

TMEED 12.00

CFEE 2.00

VOID

TMEED 12.00-

TMEED *12.00

TOTAL 1291.50

CK 1291.50

03:23:55 01 14131 0001 6276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494665