**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00

Affiant

Subscribed and sworn to before me, this 19th day of October 1999

Notary Public

My Commission Expires. 9-29-2001

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JONATHAN L. SICCARDI<br>5012 North Hilson Drive<br>Nashville, Tennessee 37211 | AMERICA'S WHOLESALE LENDER<br>750 Old Hickory Boulevard #180<br>Brentwood, Tennessee 37027 | MAP 161-3<br>PARCEL 155 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND NO/100 ..... ($ 95,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, CARL A. LEDBETTER, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JONATHAN L. SICCARDI AND KARIN E. BEAM, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, 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. 36 on the Plan of McMurray Park of record in Book 5050, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 72.69 feet on the easterly margin of North Hilson Drive and extends back 178.17 feet on the northerly line and 180.34 feet on the southerly line to a dead line in the rear, measuring 74.57 feet thereon.

BEING the same property conveyed to Carl A. Ledbetter and wife, Ruth C. Ledbetter, by deed from W.L. Bainbridge, III and wife, Josephine G. Bainbridge, of record in Book 5266, page 364, Register's Office for Davidson County, Tennessee; the said Ruth C. Ledbetter having since died.

**HELEN M. LEDBETTER, spouse of Carl A. Ledbetter, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.**

This is improved property known as 5012 North Hilson Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McMurray Park of record in Book 5050, page 89, Register's Office for Davidson County, Tennessee.

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STATE OF TN.
DAVIDSON COUNTY
REGISTER'S OFFICE

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1999 SEP 23 PM 1:39

06 19049

GRANTOR FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of October, 19 99.

Carl A. Ledbetter
CARL A. LEDBETTER

Helen M. Ledbetter
HELEN M. LEDBETTER

**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 CARL A. LEDBETTER and HELEN M. LEDBETTER, 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 this 19th day of October, 1999.

Notary Public

My Commission Expires: September 29, 2001

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____ , 19 ____.

Notary Public

My Commission Expires: _____

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11712 PAGE 872

| | | | | | |
|---|---|---|---|---|---|
| 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 |

D64 9049 ...FERENCE

99 OCT 21 PM 3:40 ...IST ...TY

| | |
|---|---|
| CAMT | 95000.00 |
| CON TX | 351.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 362.50 |
| CHECK | 362.50 |

10/21/99 01 15:43 0001 2467

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1530263