Bk 2

Instr:200007190071244 Page: 1 OF 2
REC'D FOR REC 07/19/2000 10:38:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $749.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,500.00

Patricia A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Brown (NAME)	Same (NAME)	MAP 161-9
5452 Bradfield Court (ADDRESS)	5452 Bradfield Court (ADDRESS)	PARCEL 29.00
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Nashville, Tennessee (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, Mary Ann Ledsinger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Brown, 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:

Land in Davidson County, Tennessee, being Lot 89 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Bradfield Court at the corner of Lot Nos. 88 and 89; thence with the line between said two lots easterly 116.84 feet; thence southerly 6.62 feet; thence north 83 deg. 17' east 83.17 feet; thence south 8 deg. 35' east 307.22 feet; thence westerly 98.79 feet to the corner of Lot Nos. 89 and 91; thence with the line between said two lots, northwesterly 249.7 feet to the southeasterly margin of Bradfield Court; thence with the same northerly 68.08 feet to the beginning.

Being the same property conveyed to Jere M. Ledsinger and wife, Mary W. Ledsinger by deed from Peter J. Lunati and wife, Barbara F. Lunati of record in Book 5234, page 908, Register's Office for Davidson County, Tennessee. The said Jere Mac Ledsinger and Mary W. Ledsinger having since divorced and subject property is now vested in Mary Ann Ledsinger by quitclaim deed of record in Book 5829, page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 79; restrictions of record in Book 3836, page 719; and easement of record in Book 7597, page 808; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5452 Bradfield Court, Nashville, Tennessee 37220
(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 my hand this 18th day of July, 2000

Mary Ann Ledsinger

Mary Ann Ledsinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Ledsinger, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of July, 2000.

Commission expires 3/18/2003

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN. My Commission Expires March 18, 2003

Notary Public

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Mary Ann Ledsinger

TO

Patricia A. Brown

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027