WARRANTY DEED

Instr:200008030077320 Page: 1 OF 2
REC'D FOR REC 08/03/2000 2:37:23PM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $388.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Ledbetter and Philip Alan Fort, II (NAME)	Chase Manhattan Mortgage (NAME)	MAP 25-4
230 West Cedar (ADDRESS)	6853 S.W. 18th St., S. 203 (ADDRESS)	PARCEL 3
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Boca Raton, FL 33433 (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, Kenneth R. Burd and wife, Melanie L. Burd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie Ledbetter and Philip Alan Fort, II, as Joint Tenants with Right of Survivorship

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 the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of West Cedar Street (at Moncrief Avenue), the northeast corner of the property conveyed to H. B. Vetetoe by deed of record in Book 1025, Page 467, Register's Office for Davidson County, Tennessee; thence with Vetetoe's east line, South 20 1/2 degrees West 170 feet to a point in the west line of the property conveyed to W. Alvin Myers by deed of rcord in Book 1191, Page 221, said Register's Office; thence with Myers' line, South 72 degrees 30' East 100 feet to a point, Myers' corner; thence with Myers' line, North 20 1/2 degrees East 170 feet to a point in the south margin of Due West Street; thence with Due West Street, West 72 degrees 30' W 100 feet to the beginning.

Being the same property conveyed to Kenneth R. Burd and wife, Melanie L. Burd by deed from Wanda H. Cook dated September 18, 1995 and recorded in Book 9804, Page 793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2000, A LIEN, BUT NOT YET DUE.

unimproved ( )
This is improved (X) property, known as 230 West Cedar, Goodlettsville, TN 37072
(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 our hand s this 2nd day of August 20 ~~XX~~ 00

Kenneth R. Burd

Melanie L. Burd

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 Kenneth R. Burd and wife, Melanie L. Burd

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 at Harrison, Tennessee, this 2nd day of August, 2001.

Commission expires March 23, 2002

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 _____ 19_____.

My commission expires _____

Notary Public