box 2

Davidson County DEEDWARR
Recvd: 04/16/01 15:39 2pgs
Fees:11.00 Taxes:569.80

20010416-0036915

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(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
Ronald L. Ledford, Jr. (NAME)	Legends Mortgage, Inc. (NAME)	MAP 082-09
1320 4th Ave. North, Unit A (ADDRESS)	(ADDRESS)	PARCEL 189.00
Nashville, Tennessee 37208 (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, Michael John A. King and wife, Joey S. Marston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Ledford, Jr.

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 Unit No. A on the A Horizontal Property Regime (Private Element of record in Instrument #20010328-0029844, Exhibit "B", formerly known as part of Lots No. 29 & 30 on the Plan of D.T. McGavock's First Addition of Nashville in Book 10, Page 606, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Michael John A. King, a single person by deed from James R. Greer, Administrator, Estate of Ollie J. Petre, Jr., Kathleen P. Gallagher as Conservator, Terry Lee Petre, Kathleen P. Gallaher and Ollie Joseph Petre, III of record in Book 11426, Page 518, said Register's Office. The said Michael John A. King having since married.

Joey Marston as spouse of Michael John A. King hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property but is in no way obligated for the repayment of the indebtedness secured herein. Joey Marston and Joey S. Marston are one and the same person.

This conveyance is subject to the following: Taxes for the year 2001 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 Instrument #20010328-0029844 Exhibit "B to Master Deed; Master Deed of Stone Cottage Condominiums of record in Instrument #20010328-0029844, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1320 4th Ave. North, Unit A, Nashville, Tennessee 37208
(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~~ our hand S this 12th day of April, 2001

Michael John A. King

JOEY S. MARSTON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael John A. King and wife, Joey S. Marston

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 12th day of April 2001.

Commission expires 3/18/2003

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE TN

Robin S. Weakley
Notary Public

My Commission Expires
March 18, 2003

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

Michael John A. King

TO

Ronald L. Ledford, Jr.

RETURN TO:

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