PICK-UP

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address:
Nadine Taylor Condra
206 Creekside Ct.
Nashville, TN 37211
Send Tax Bills to Same Address
Map/Parcel 148-09-0 015.00

Davidson County DEEDWARR
Recvd: 04/29/02 16:18 2pgs
Fees:13.00 Taxes:277.50
20020429-0052466

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of April, 2002 between

Estate of Burbon H. Ledbetter
Party of the first part and

Nadine Taylor Condra
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), 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 in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Haywood Heights, Sec. 7 of record in Book 2663, Page 13, Register's Office Davidson County, Tennessee, described as follows:

Said Lot No. 4 fronts 80.0 feet on the Westerly side of Chambers Drive and extends back between lines 174.7 feet on the Northerly side and 174.9 feet on the Southerly side to a deadline in the rear on which it measures 80.0 feet.

This being the same property conveyed to Burbon H. Ledbetter and wife, Marian Cook Ledbetter by Warranty Deed dated 8/2/1957 from Gaines and Gregory Construction Company, Inc., of record in Book 2692, Page 213, Register's Office Davidson County, Tennessee.

The said Marian Cook Ledbetter now since being deceased, having died on 8/30/1997.

The said Burbon H. Ledbetter now since being deceased, having died on 12/21/00 and his estate having been probated in the Probate Court of Davidson County Probate Case Number 01P-62. The Court having entered an order on March 26, 2002 authorizing the Executrix of the estate to convey said property.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Estate of Burbon H. Ledbetter.

BY: Linda Joyce Ledbetter Hall, Executrix

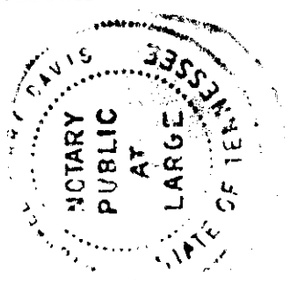
Linda Joyce Ledbetter Hall, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April 2002, before me personally appeared ,Linda Joyce Ledbetter Hall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the Estate of Burbon H. Ledbetter acknowledged that such person, as executrix of the estate, executed the same as the free act and deed of the Estate of Burbon H. Ledbetter

Notary Public

My Commission Expires: 1/13c/2002



I, or we, hereby swear or 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 **$75,000.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Linda Hall
Affiant

Subscribed and sworn to before me this day of April 11, 2002

NOTARY PUBLIC

My Commission Expires: 1/13c/2002

