WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/02 12:07 2pgs
Fees:13.00 Taxes:447.70

20020716-0085419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Christy Keller

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2002.

Deborah Devine

Notary Public

MY COMMISSION EXPIRES: November 22, 2004.

(AFFIX SEAL)

#273
RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George G. Ledford	CRESCENT MTG. SVCS.	150-8-105
(NAME)	(NAME)	
3449 Country Way Road	115 PER. METER CENTER PL, SI. 285	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ATLANTA, GA 30346	
(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, The DeSelms Family Partnership, LP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George G. Ledford, and wife, Martha J. Ledford, 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 No. 395, Sheet #1, Planned Unit Development, Final P.U.D. on the Plan of Towne Village of The Country, Section 5 of record in Plat Book 6250, Page 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry DeSelms, married, by Warranty Deed from Rhonda P. Hanson-Holland, married, dated September 29, 1998, of record in Book 11214, Page 690, Register's Office for Davidson County, Tennessee. And also being the same property conveyed to The DeSelms Family Partnership, LP, by QuitClaim Deed from Terry DeSelms recorded on January 29, 1999, in Book 11317, Page 48, in the aforesaid Register's Office. and inst #20020716 0085418

unimproved ☐
This is improved ☒ property, known as 3449 Country Way Road, Antioch, TN 37013
(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 hands this 30th day of May, 2002.

The DeSelms Family Partnership, LP

By: _____
~~Terry DeSelms~~, General Partner

Attest: _____

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 Terry DeSelms, 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 Nashville, Tennessee this 30th day of May, 2002.

Commission expires: November 27, 2004

DEBORAH K. DEVINE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Deborah K. Devine

Deborah K. Devine Notary Public