Send tax bills to:

Steve Ledbetter
359 River Rd.
Mt. Juliet, TN 37122

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

Map: 75
Group: 9
Parcel: 51

Improved: L
Unimproved:

WARRANTY DEED

THIS INDENTURE made and entered into on this the 5 day of September, 2003, by and between **Judith Carol Kelley**, unmarried, hereinafter referred to as the GRANTORS, and **Steve Ledbetter and wife, Wanda Ledbetter**, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 144 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee.

Said Lot 144 fronts 85 feet on the northerly side of Plantation Drive and runs back 147.9 feet on the east line and 139.5 feet on the west line, to a dead line in the rear, measuring 74 feet thereon.

Being the same property conveyed to Jerry Franklin Kelley and wife, Judith Carol Kelley by Deed of record in Book 3914, Page 259, Register's Office for Davidson County, Tennessee. The said Jerry Franklin Kelley is now deceased.

Davidson County DEEDWARR
Recvd: 09/15/03 08:13 3pgs
Fees:18.00 Taxes:18.50
20030915-0134722

This conveyance is made subject to all existing restrictions, easements, building setback lines, zoning ordinances, mechanics and materialmens liens of record.

Possession will be given within thirty days after date of deed. Grantors herewith transfer to Grantees all personal property remaining at the property herein conveyed at the expiration of thirty days from date of deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and be so construed.

WITNESS OUR HANDS on this the day and date first above written.

Judith Carol Kelley

Judith Carol Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, Judith Carol Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 5 day of September, 2003.

Mary Gale

Notary Public

My Commission Expires: 4/29/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Judith Ann Kilby
Affiant

Subscribed and sworn to before me this the 5 day of September, 2003.

Mary Bell
Notary Public

My Commission Expires: 4/29/06