THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

Davidson County DEEDWARR
Recvd: 02/14/05 09:47 2 pgs
Fees:13.00 Taxes:166.50
20050214-0016296

FOR IDENTIFICATION ONLY:
MAP-PAR.. 133-16-70
DAVIDSON COUNTY ASSESSOR'S OFFICE

WARRANTY DEED FROM: BURBON RANDALL LEDBETTER

TO: JERRY M. HALL AND WIFE, LINDA P. HALL

For and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, I, the undersigned, **BURBON RANDALL LEDBETTER, A SINGLE MAN,** have this day bargained and sold and do hereby sell, transfer and convey all my right, title, interest and estate in and to the tract of realty hereinafter described unto **JERRY M. HALL AND WIFE, LINDA P. HALL,** their heirs and assigns, in fee simple forever.

To have and to hold unto the said grantees, their heirs and assigns, in fee simple.

The grantor covenants that he is lawfully seized and possessed of the granted realty and that he has a good and lawful right to sell and convey the same; that the property is not encumbered except as herein stated; and that the grantor will forever warrant and defend the title thereto unto the said grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

The realty conveyed is lying and situated in DAVIDSON County, Tennessee, and is more particularly described as follows, to-wit:

> BEING Lot(s) 11, as shown on the map entitled KENILWORTH ESTATES, SECTION III, of record in Plat Book 2900, page(s) 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is the same property conveyed to BURBON RANDALL LEDBETTER, UNMARRIED, by deed of record in Book 4811, page 279, Register's Office for Davidson County, Tennessee; said instrument is the source of the description used herein.

Possession of the realty will be given to grantees with delivery of this instrument. The 2005 realty taxes will be prorated between the parties as of the date of this instrument.

The realty is conveyed subject to the following:

1. Any existing easement for highway, road, or utility purposes which may affect the realty.

2. All matters expressed or implied noted on the plan of record in Book 2900, pages 149 and 150, Register's Office of said county.

3. Easement to First Suburban Water Utility District of Davidson County,

Tennessee of record in Book 3315, page 24, in said Register's Office.

This 11TH day of FEBRUARY, 2005

BURBON RANDALL LEDBETTER

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, THERESA L. FOWLER, a Notary Public in and for the County and State aforesaid, BURBON RANDALL LEDBETTER , with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

My commission expires: 8-2-05

Witness my hand, at office, this 11TH day of FEBRUARY, 2005.

NOTARY PUBLIC

THERESA L. FOWLER NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $45,000.00

Sworn to and subscribed before me this 11TH day of FEBRUARY 2005.

NOTARY PUBLIC

THERESA L. FOWLER NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

NAME AND ADDRESS OF PROPERTY OWNER & RESPONSIBLE FOR TAXES:
JERRY M. HALL AND WIFE, LINDA P. HALL
ADDRESS:
112 KAREN RAY CT
ANTIOCH, TN 37013