WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/05 10:39 3 pgs
Fees:18.00 Taxes:262.70

20050422-0044998

TERINA C. GARRISON NOTARY PUBLIC ARGUS ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 15 DAY OF **APRIL, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Josephine B. Scott **Deborah Williams**	Pinnacle Direct Funding Corp	**150-05-303.00**
354 Clearwater Drive	Mail Stop 1500 PO Box 6085516	
Antioch, TN 37013	Orlando FL 32860	

FOR AND IN 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,

W. John Ledford, and wife, Zina L. Ledford,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Josephine B. Scott, an unmarried woman, and
Deborah Williams, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 5200, page 577, and Book 6900, page 256, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **354 Clearwater Drive**
Antioch, TN 37013

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 not 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 ever 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 hand this 15th day of **APRIL, 2005.**

W. John Ledford **Zina L. Ledford**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **W. John Ledford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN

This 15th day of **APRIL, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC ROBERTSON CO. TENN. MY COMMISSION EXPIRES: JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zina L. Ledford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 18th day of **APRIL, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC ROBERTSON CO. TENN. MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 38A on the plan of Edge-O-Lake, Section 21, of record in Plat Book 5200, page 577, Zone Lot Division Lot Nos. 10-16 and 18-43, as of record in Book 6250, page 111, and Revised by plat of record in Book 6900, page 256, said Register's Office, to which plat reference is herein made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to W. John Ledford and wife, Zina L. Ledford by Warranty Deed from Joseph C. Holp and W. John Ledford dated 02/21/03 and filed for record in Instrument No. 20030303-0027176, Register's Office for Davidson County, Tennessee.