THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6653468 djl

Davidson County DEEDWARR
Recvd: 01/04/08 09:09 3 pgs
Fees:17.00 Taxes:0.00
20080104-0000929

GENERAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
CANDICE W. LEDBETTER 4425 Tyne Blvd. Nashville, Tennessee 37215	Same	Parcel ID: 13010010600

WHEREAS, I, JOSEPH BROWN LEDBETTER, JR., am an owner of the property hereinafter described as a tenant by the entirety with my spouse, CANDICE W. LEDBETTER;

WHEREAS, I now desire to convey to my spouse, CANDICE W. LEDBETTER, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, JOSEPH BROWN LEDBETTER, JR., (the "Grantor") do hereby convey unto my spouse, CANDICE W. LEDBETTER, (the "Grantee") all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 4425 Tyne Blvd, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(i).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21 day of December, 2007.

JOSEPH BROWN LEDBETTER, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOSEPH BROWN LEDBETTER, JR., the within named bargainor, 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 21 day of December, 2007.

Debra J. LaForge
Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

EXHIBIT A

A tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, being all of Lots 2, 3 and the west half of Lot 4, of Block "D" on the Map of Belle Meade Subdivision No. 2, as recorded in Book 421, page 51, of the Register's Office of Davidson County, Tennessee, described according to a plat thereof, made May 8, 1924, by W. B. Southgate but not recorded, as follows:

Beginning in the center of Tyne Boulevard, at a point 500 feet easterly from the center of Belle Meade Boulevard; thence along the center of Tyne Boulevard, South 57° east 400 feet; thence south 33° west 273 feet 6 inches more or less, to the center of Richland Creek; thence down the center of said creek with its meanders to a point, which is south 33° west 435 feet, more or less, from the beginning point; and is the southeast corner of Lot 2 on said plat; thence north 22° east 435 feet, more or less, to the beginning.

EXECPTING AND EXCLUDING from the aforedescribed property, the easterly 12 feet of the west half of Lot 4, Block "D", on the Map of Belle Meade Subdivision No. 2 as recorded in Book 421, page 51, of the Register's Office of Davidson County, Tennessee, preciously conveyed by O. H. Ingram and wife, to Erskine B. Ingram and wife by deed of record in Book 996, page 591, in said Register's Office, reference to which is made for a more specific description of said excluded strip of land.

Being the same property conveyed to JOSEPH BROWN LEDBETTER, JR. and CANDICE W. LEDBETTER, by deed of record in Book 5613, page 90, Register's Office of Davidson County, Tennessee.