This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008090020

Return to
A Title Quest, LLC
25 Century Blvd.
Suite 405
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/23/08 10:19 2 pg
Fees:13.00 Taxes:310.06
20080923-0096730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$83,800.00**

Sworn to and subscribed before me this 19th day of September, 2008.

Affiant

Notary Public

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

My Commission Expires: March 7, 2011

Address of New Owner:

Daniel Ledbetter
639 Neelys Bend Road
Madison, TN 37115

Send Tax Bills to:

SAME AS NEW OWNER

Map-Parcel Numbers:

05202019500

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nicholas A. Deford, and wife, Amie E. Deford**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Ledbetter**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, and the easterly half of Lot No. 21 of Block "A" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and the easterly part of Lot No. 21 fronts together 75 feet on the northerly margin of Neely's Bend Road and extend back between parallel lines 200 feet to a dead line in the rear.

There is included therefrom a strip of land with an average width of 5 feet for road purposes, conveyed from A.J. Coleman to Davidson County, Tennessee, by deed of record in Book 1762, Page 38, said Register's Office.

Description taken from prior deed of record.

Being the same property conveyed to Nicholas A. Deford by Warranty Deed from Nancy P. King, now Hensley, recorded on the 2nd day of February, 2004 in Instrument No. 20040202-0012154, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X_ Grantee.

This is improved property known as **639 Neelys Bend Road, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this19th day of September, 2008.

Nicholas A. Deford

Amie E. Deford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Nicholas A. Deford and Amie E. Deford**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2008.

Notary Public

WILLIAM D. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07/04/2012