# WARRANTY DEED

The actual consideration or value for this transfer is $ 25,000.00

Danny Ledbetter
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 9 day of DECEMBER, 2009.

NOTARY PUBLIC
My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090083449 DEEDWARR
Recvd: 12/10/09 12:01 2 pgs
Fees:13.00 Taxes:92.50

20091210-0112953

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| PATSY ANTHONY, &<br>DANNY LEDBETTER<br>401 28TH Street<br>Old Hickory, Tennessee 37138 | DANNY LEDBETTER<br>200 28th Street<br>Old Hickory, TN. 37138 | 053-08-0 / 108.00<br>053-08-0 / 109.00 |

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, DANNY LEDBETTER, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **PATSY ANTHONY**, **Un-married**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

**PATSY ANTHONY** a 10% undivided interest and **DANNY LEDBETTER**, a 90% undivided interest to hold as Tenants in Common, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

**TRACT I** (LOT NO.6, parcel 108)

Being Lot No. 6 Block 21, Dabbs and Elliott Subdivision, as shown on the subdivision plan recorded in Book 547, page 127of the Register's Offcie for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines along the Northeasterly side of Lakeshore Drive, and the Northwesterly side of Lot No. 7, a distance of 144 feet to a 10-foot alley in the rear.

**TRACT II** (LOT NO.7, parcel 109)

Being Lot No. 7 Block 21, Dabbs and Elliott Subdivision, as shown on the subdivision plan recorded in Book 547, page 127of the Register's Offcie for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines a distance of 144 feet to a 10-foot alley in the rear.

BEING ALL the same property conveyed to Patsy Anthony, by Warranty Deed from Joe E. Kinzer, Jr. and Carolyn K. Biggers, of record as Instrument #20061023-0131053, Register's Office for Davidson County, Tennessee.

*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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind ourselves, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.*

*The herein described property is subject to the following:*
2009 Property taxes are to be paid by Danny Ledbetter.
Deed of Trust payable to "APEX MORTGAGE SERVICES, LLC" in the amount of $114,700.00 and of record as Instrument #20071115-0134133, Register's Office for Davidson County, Tennessee.

This is improved property known as: 401 28TH Street, Old Hickory, TN 37138.

Witness my hand this 9th day of DECEMBER, 2009.

Patsy Anthony
PATSY ANTHONY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named PATSY ANTHONY Un-marriedthe bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory Tennessee this 9th day of DECEMBER, 2009.

Leroy J. Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-10-2012

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# WARRANTY DEED

*From:* *PATSY ANTHONY*
*Un-married*

*To:* *PATSY ANTHONY*
*and,*
*DANNY LEDBETTER*
*Un-Married*

*Property:*
*401 28TH Street*
*Old Hickory, TN. 37138*

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

&

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Old Hickory, Tennessee
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