BILL CARRETT, Davidson County
Trans:T20100079960 DEEDWARR
Recvd: 12/20/10 14:46 2 pgs
Fees:13.00 Taxes:497.65
20101220-0101134

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No: 50726
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carrie L. Ledgerwood 1619 Shelby Avenue Nashville, Tennessee 37206	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 08314030400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$134,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan H. McBride***, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carrie L. Ledgerwood** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* unmarried

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, page 130 Register's Office for said County to which Plan reference is made for a more complete description.

Being the same property conveyed to Susan H. McBride by Warranty Deed from Randy J. Shemin dated February 23, 2001 and recorded on March 8, 2001 of record in Doc. No. 20010308-0022168 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan of record in Book 57, page 130, said Register's Office.

This is improved property, known as: 1619 Shelby Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 2010.

Susan H McBride

Susan H. McBride

State of TENNESSEE

County of DAVIDSON

On this 16th day of **December, 2010** , before me the undersigned authority, personally appeared **Susan H. McBride** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $134,500.00

Carrie L. Ledgerwood
Affiant

Sworn and subscribed before me this the 17th day of December, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011