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This instrument was prepared by Earl [illegible] Attorney [illegible]

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermes M. Ladnier (NAME)	Same (NAME)	135-1
303 Ladybird Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	71 Pal
Nashville, Tn. 37217 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Thousand Dollars ---- ($3,000.00) ---------- *DOLLARS*

we,

Jerry W. Snow and wife, Linda B. Snow

have bargained and sold, and by these presents do transfer and convey unto the said Hermes M. Ladnier and wife, Jean R. Ladnier, their---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 108 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, as follows:
Said Lot No. 108 fronts 42.11 feet on the west margin of Ladybird Drive Culdesae and runs back 206 feet on the northerly line and 199.23 feet on the southerly line to a dead line measuring 202.81 feet thereon.
Being the same property conveyed to Jerry W. Snow and wife, Linda B. Snow by deed from Manuel Construction Company, a Tennessee Corporation, of record in Book 4220, page 88, Register's Office for said County.

This property is conveyed subject to the following:
Easement for public utilities, anchor easements, and building set-back lines and conditions of owner's certificate, as shown on plan of record in Book 3300, page 64, Register's Office for Davidson County, Tennessee; and,
Restrictive covenants contained in an instrument of record in Book 3400, page 120 and Book 3436, page 43, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the [illegible] day of [illegible], 19 75

X [illegible]
Affiant

My commission expires [illegible]
(Affix Seal)

[illegible]
Notary Public

unimproved ( )
This is improved (X) property, known as 303 Ladybird Drive, Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hermes M. Ladnier and wife, Jean R. Ladnier, their *heirs and assigns, forever.*

And we *do covenant with the said* Hermes M. Ladnier and wife, Jean R. Ladnier *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.*

And we, Jerry W. Snow and wife, Linda B. Snow *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hermes M. Ladnier and Jean R. Ladnier *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* May, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X _____
Jerry W. Snow

X _____
Linda B. Snow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Virginia S. Kinnen, *a Notary Public in and for said County and State, the within named* Jerry W. Snow and wife, Linda B. Snow

*the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* May, *19* 75

Virginia S. Kinnen *Notary Public.*

Commission Expires 2-7-79

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Jerry W. Snow, et ux

TO

Hermes M. Ladnier, et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-1631
NASHVILLE, TENNESSEE 37208

JUN-4-75 CONV *3,000.00
JUN-4-75 STAX A* 7.00
JUN-4-75 PRFEE A* .50
JUN-4-75 A* 8.00
RECDED * [illegible]

FELIX E. [illegible]
DAVIDSON COUNTY, TENN.

JUN 4 8 19 AM '75

IDENTIF. REFERENCE

1

00095 958

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