BOOK 4981 PAGE 932

# WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Miss Marie C. Markus | Same | |
| (NAME:) 1408 Overton Street | (NAME:) Same | 53-3 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tn. 37138 | (STREET ADDRESS) Same | 26 (pt) |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten ($10.00) ---------- *DOLLARS* and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Eugenia L. Ladd ..... *have bargained and sold, and by these presents do transfer and convey unto the said* Marie C. Markus, her ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 171 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, described as follows:
Beginning on the westerly margin of Overton Street at the corner of Lots Nos. 170 and 171; thence with the line between said lots westwardly 87.3 feet to the easterly line of Lot Nol 176; thence with the line between Lots Nos. 171 and 176, southwardly 74 feet to the northerly margin of Fifteenth Street; thence with the northerly margin of said street eastwardly 77.2 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly margin of Overton Street; thence with the westerly margin of said Street, northwardly 64 feet to the beginning.
Being the same property conveyed to Eugenia L. Ladd by deed from Raymond H. Pestell and wife, Elva L. Pestell of record in Book 2342, page 185, Register's Office for said County.

This conveyance is made subject to the following:
Easement for certain rights-of-way as set out in deed from Nashville Industrial Corporation to DuPont Fiber Silk Company, of record in Book 626, page 556, Register's Office for Davidson County, Tennessee.
Easements for rights-of-way for telephone lines granted Cumberland Telephone and Telegraph Company by deed from Nashville Industrial Corporation, of record in Book 662, page 743, Register's Office for Davidson County, Tennessee.
Public and private easements and water sewer, electric and telephone lines and cables, as shown on plan in Book 1424, page 67, and (CONTINUED)

STATE OF Ohio
COUNTY OF Hamilton

The actual consideration or value whichever is greater, for this transfer is $ 38,900.00

Subscribed and sworn to before me, this 19th day of December, 19 78

Marie C. Markus X
Affiant

My commission expires: (Affix Seal)

Gloria P. Davis
Notary Public

GLORIA P. DAVIS
Notary Public, Hamilton County, Ohio
My Commission Expires July 17, 1979

referred to in the "notes" on said plan and all of which are mentioned and referred to in deed from E. I. duPont de Nemours and Company to Raymond H. Pestell and wife, of record in Book 1968, page 214, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1408 Overton Street, Old Hickory, Tenn. 37138
(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* Marie C. Markus, her *heirs and assigns, forever.*

*And* I *do covenant with the said* Marie C. Markus *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.*

*And* I, Eugenia L. Ladd *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marie C. Markus her *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 22 *day of* December, *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.*

Eugenia L. Ladd.
EUGENIA L. LADD

I, Clifton Ladd, husband of Eugenia L. Ladd, do hereby join in this conveyance for the purpose of transferring all interest that I now have or could at any time have in the described property.

Clifton Ladd
CLIFTON LADD

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Judy L. Anderson, *a Notary Public in and for said County and State, the within named* Eugenia L. Ladd and husband, Clifton Ladd

*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* 22nd *day of* December, *19* 75.

Judy L. Anderson, *Notary Public*

*Commission Expires* 4-27-76

JUDY L. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES APR. 27, 1976

---

*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*.....

BOOK 4981 PAGE 935

D 29368

# WARRANTY DEED

FROM

EUGENIA L. LADD

TO

MARIE C. MARKUS

INDEXING REFERENCE

DEC 22 2 40 PM '75

FEE, ANDREW D. MATTHEWS REGISTER
DAVIDSON COUNTY, TENN.

DEC 22 75 CONV 38,900.00
DEC 22 75 S'TAX B* 101.14
DEC 22 75 PR'FEE B* .50
DEC 22 75 W'DEED B* 8.00 * 109.64

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238