BOOK 5031 PAGE 703

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY
THEODORE E. CARVER
ATTORNEY-AT-LAW
Thomas, Halliburton, Ballin & Fortas
1L PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 11-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Theodore E. Carver, Atty at Law, Suite 107, Parkway Towers, Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas J. Ladds et ux. (NAME)	same (NAME)	173-1-22
405 Cedarcreek Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sun Building Corporation, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas J. Ladds and wife, Linda Ladds

HEREINAFTER CALLED THE GRANTEES, 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. 101 on the Plan of Cedarwood Estates, Section II, as of record in Book 4860, page 58, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

This is improved (X) unimproved ( ) property, known as 405 Cedarcreek Trail, Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of May, 1976

Sun Building Corporation

by

President

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Theodore E. Carver, a Notary Public within and for the State and County aforesaid, personally appeared Rodney D. Simmons

~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (~~himself~~) to be the President

~~and~~ _____ ~~of~~ of the Sun Building Corporation

the within named bargainor, a corporation, and that (he) as such President

~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Rodney D. Simmons as such President, ~~and attesting the same by the said~~ _____ as such _____

Witness my hand and official seal at office at Nashville on this the 28th day of May, 19 76.

My commission expires 11-29-79

_____
Notary Public

WARRANTY DEED

FROM

TO

D 52083

IDENTIF. REFERENCE

JUN 3 3 43 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Five Pgs 9

CO 36,000.00	MO
WD 400	MS
TD	ST 93.60
CC	ST
MR	PF 50
UCC	TOTAL 98.10