BOOK 5101 PAGE 514

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Eugene R. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 19 76

Samuel B. Schlanger
Notary Public

MY COMMISSION EXPIRES: 10-28-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel B. Schlanger, Atty. 4220 Nolensville Rd., Nash., Tenn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry G. Ladd (NAME)	Larry G. Ladd (NAME)	Map 171
4719 WEST LONGDALE DR. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	P/O Par 113
NASHVILLE TN. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Eugene R. Williams and wife, Shirley Ann Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry G. Ladd and wife, Joyce C. Ladd

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 a 1.30, more or less, acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, said tract further described as being Lot #79 on the plan of Cloverland Acres, Section 8, as of record in Book 5060, Page 65, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Cloverhill Drive said point further described as being the common front corner of Lots 78 and 79 on the said plan of Cloverland Acres, Section 8; thence with the southerly margin of Cloverhill Drive north 83 degrees 34 minutes 53 seconds east a distance of 207.00 feet to a point; thence leaving the southerly margin of Cloverhill Drive and running with a curve having a radius of 25.00 feet to the right a distance of 39.27 feet to a point on the westerly margin of Cloverbrook Drive; thence with a curve having a radius of 578.37 feet to the right a distance of 171.07 feet to a point; thence south 10 degrees 31 minutes 43 seconds west a distance of 132.80 feet to a point lying on the Davidson County-Williamson County line; thence with the said Davidson County-Williamson County line north 59 degrees 05 minutes 43 seconds west a distance of 211.48 feet to a point; thence leaving the Davidson County-Williamson County line north 6 degrees 25 minutes 07 seconds west a distance of 192.41 feet to the point of beginning, containing 1.30, more or less, acres.

Being part of the same property conveyed to Eugene R. Williams by two deeds from Jesse M. Williams and wife, Florence F. Williams, as of record in Book 4537, Page 421 and Book 4586, Page 857, Register's Office for Davidson County, Tenn. Further, being part of the same property conveyed to Eugene R. Williams by deed from Western Hills Development Company, a Tennessee Corporation, as of record in Book 5085, Page 497, Register's Office for said County.

CONTINUED ON NEXT PAGE

This is unimproved ( ) improved (X) property, known as Cloverhill Drive, Brentwood, Tenn. 37027
(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 our hands this 28th day of December, 19 76

Eugene R. Williams, Shirley Ann Williams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene R. Williams and wife, Shirley Ann Williams

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 28TH day of December, 19 76

Commission expires 10-28-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
EUGENE R. WILLIAMS, ET. UX.

TO
LARRY G. LADD, ET. UX.

D 83207

IDENTIF. REFERENCE

DEC 30 8 45 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONTINUED FROM PAGE ONE

Subject to set-back lines, utility easements, etc. as appear of record on subdivision Plan.

Restrictive Covenants of record in Book 4698, page 963, Register's Office for said County and applicable to Cloverland Acres Section III, are hereby made applicable to this property.

DEC30%	CONV	15,500.00			
DEC30%S'TAX			B*	40.30	
DEC30%PR'FEE			B*	.50	
DEC30%	W'DEED		B*	4.00	* 44.80