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FORM NO. WD-1

IDENTIF. REFERENCE

FEB 16 1 10 PM '77

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000

Arthur E. Gernt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 77

Betty G. Thompson
Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur E. Gernt, et ux (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	Map 150-5
2853 Creekview Drive (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	Par 119
Nashville, Tennessee-37217 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	2D-58513

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, JOHN W. LADD, et ux MARY F. LADD HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR E. GERNT, et ux CATHY J. GERNT 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. 685 on the Plan of Section 16 Edge-O-Lake Estates, of record in Book 4175, page 157, Register's Office for said County.

SAID Lot No. 685 fronts 80 feet on the west side of Creekview Drive and extends back 152 feet on the south line and 148.75 feet on the north line to a dead line in the rear on which it measures 80.07 feet.

BEING the same property conveyed to John W. Ladd and wife, Mary F. Ladd, by Warranty Deed from Ralph Stevens Construction Co., Inc., of record in Book 4541, page 249, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2853 Creekview Drive, Nashville, Tennessee 37217
(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 10th day of February, 19 77

John W. Ladd
JOHN W. LADD

Mary F. Ladd
MARY F. LADD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Ladd and wife, Mary F. Ladd

the bargainors, 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 10th day of February, 1977.

Commission expires 8-15-79

Betty G. Ehresman
Notary Public

BETTY G. EHRESMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

JOHN W. LADD, ET UX

TO

ARTHUR E. GERNT, ET UX

FEB 16 77 CONV 30,000.00
FEB 16 77 S'TAX B* 93.60
FEB 16 77 PR'FEE B* .50
FEB 16 77 M'DEED B* 4.00 * 98.10

MAIL: Alan L. Saturn, Attorney
24th Floor
First American Center
Nashville, Tenn. 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.