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MAIL:

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Ladd, et ux		
Kitty S. Ladd	(NAME:)	
6656 Beacon Lane (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	77-52
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Thousand One Hundred Eighty-Three and 62/100 ($6,183.62) ---------- *DOLLARS* cash in hand paid, and other good and valuable consideration, including the Grantees herein, Thomas J. Ladd and wife, Kitty S. Ladd, assuming and agreeing to pay the principal balance owing, in the amount of $10,066.38, on a certain deed of trust note executed by Arnold I. Smith to Earl Thompson, Trustee, of record in Book 4987, page 734, Register's Office for Davidson County, Tennessee, according to its terms, conditions and provisions, the receipt of all of which is hereby acknowledged, we,

APR-8F	CONV	16,250.00			
APR-8F	S'TAX		B*	42.12	
APR-8F	PR'FEE		B*	.50	
APR-8F	W'DEED		B*	6.00	* 48.62

Arnold I. Smith and wife, Brenda K. Smith *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas J. Ladd and wife, Kitty S. Ladd, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

The following described land is located in the 8th Civil District of Davidson County, Tennessee and is Lot No. 8 of Nine (9) lots known as Deer Ridge Acres and is a portion of the Enoch Dozier property that is a deed of record in Book 4258, page 40, Register's Office for Davidson County, Tennessee, described according to a plat made by James T. Brewer, revised November 2, 1973.

Bounded on the north by the River Road. Bounded on the east by Lot No. 7. Bounded on the south by the property of Vorbusch. Bounded on the west by Lot No. 9.

BEGINNING in the center of Cub Creek and thence along the south margin of River Road, S 63° 45' E 205 feet, S 66° 00' E 100 feet, S 61° 30' E 100 feet, S 57° 00' E 100 feet, S 52° 30' E 100 feet, S 50° 45' E 150 feet, S 37° 15' E 103.5 feet, to an iron pipe. The northwest corner of the lot being described, also the northeast corner of Lot No. 9. Thence with the south margin of River Road south 37° 15' E 46.5 feet to an iron pipe, south 35° 45' E 150 feet to an iron pipe, south 34° 15' E 87 feet to an iron pipe, the northeast corner of Lot No. 8 also the same point being the northwest corner of Lot No. 7. Thence leaving the south margin of River Road and with the west boundary of Lot No. 7 south 43° 45' W 936.91 feet to an iron pipe, the southwest corner of Lot No. 7. thence with the boundary of Lot No. 7 south 35° 15' E 250 feet to an iron pipe, the same point being the southeast corner of Lot No. 7 and in the west boundary of Lot No. 6. Thence with the west boundary of Lot No. 6 south 43° 45' W 449.9

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 16,250.00

Subscribed and sworn to before me, this the 7th day of April, 1977

Affiant

My commission expires: 5/7/77 (Affix Seal)

Notary Public

feet to an iron pipe, the same point being the southwest corner of Lot No. 6 also the southeast corner of Lot No. 8 and in the north boundary of the Vorbusch property. Thence with the north boundary of the Vorbusch property north 35° 15' W 530 feet to an iron stake the same point being the southwest corner of Lot No. 8 and the southeast corner of Lot No. 9. Thence with the east boundary of Lot No. 9 north 43° 45' E 1383 feet to the point of beginning. Being the same property conveyed to Arnold I. Smith and wife, Brenda K. Smith by deed from Edward A. Knob, et ux of record in Book 4987, page 730, Register's Office for Davidson County, Tennessee. Taxes for the year 1977 have been prorated and will be paid by the purchasers herein.

unimproved ( )
This is improved ( ) property, known as ..... (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 Thomas J. Ladd and wife, Kitty S. Ladd their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas J. Ladd and wife, Kitty S. Ladd *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.* , except for the deed of trust of record in Book 4987, page 734, Register's Office, Davidson County, Tennessee, as aforesaid.

And we, Arnold I. Smith and wife, Brenda K. Smith *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas J. Ladd and wife, Kitty S. Ladd, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* April, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas J. Ladd and wife, Kitty S. Ladd join in this conveyance for the purpose of acknowledging the balance due of the Deed of Trust which they have assumed as hereinbefore stated.

Thomas J. Ladd

Arnold I. Smith

Arnold I. Smith

Brenda K. Smith

Brenda K. Smith

Kitty S. Ladd

Kitty S. Ladd

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named Arnold I. Smith and wife, Brenda K. Smith and Thomas J. Ladd and wife, Kitty S. 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 7th day of April, 19 77.

Judy M. Butler, Notary Public.

Commission Expires 5/1/77

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 .

IDENTIF. REFERENCE
APR 8 1 9 PM '77
FELIX A. WIL... REGISTER
DAVIDSON COUNTY, TENN.

D97905