This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5185 PAGE 54

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bessie Cheatham Waters	SAME	Map 105-3
(NAME)	(NAME)	
1120-2nd Ave. So.		Parcel 118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of ~~XXXXXXXX~~ ...the love and affection I have for my daughter, ... Bessie Cheatham Waters, ...

I, George H. Ladd, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said Bessie Cheatham Waters,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly 5 feet of lot No. 2 and all of lot No. 3 on the plan of N. P. Corbitt's Addition to South Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville.
Said part of lot No. 2 and all of lot No. 3 front together 40 feet on the easterly side of Second Avenue South, formerly Market Street, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to George H. Ladd and wife, Wilma Mary Ladd, by deed from James S. McHenry and wife, Lucy McHenry, of record in Book 1557, page 159, Register's Office for said County. The said Wilma Mary Ladd having since died.

The grantor, George H. Ladd reserves a life estate in the property hereinabove described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,400.00

Subscribed and sworn to before me, this the 17th day of August 1977

Affiant George H. Ladd

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emery

NOTARY PUBLIC AT LARGE TENNESSEE

This is unimproved ( ) improved (X) property, known as 1120 2nd Avenue South, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bessie Cheatham Waters,

her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bessie Cheatham Waters,

her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 17th *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George H. Ladd

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* George H. Ladd,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* August, *19*77.

Mary Enaey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 4/21/80

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.....

AUG 17 77 CONV *5,400.00
AUG 17 77 S'TAX B* 14.04
AUG 17 77 PR'FEE B* .50
AUG 17 77 W'DEED B* 4.00 * 18.54

WARRANTY DEED

FROM
George H. Ladd
TO
Bessie Cheatham Waters

E 20858

IDENTIF. REFERENCE

AUG 17 10 54 AM '77

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238