This Instrument Prepared By:
DAVID B. [illegible]
O[illegible]
23rd Floor, L & C Tower
N[illegible]

BOOK 5357 PAGE 953

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-8-252	James J. Ladieu	First Tennessee Bank N.A. Memphis Post Office Box 474 Memphis, Tennessee 38101
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-5520	1209 Battlefield Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT31'78	CONV	39,500.00			
OCT31'78	S'TAX		B*	102.70	
OCT31'78	PR'FEE		B*	.50	
OCT31'78	W'DEED		B*	4.00	* 107.20

MRS. BERTIE DODD, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES J. LADIEU, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING all of Lot No. 31 except a 10 foot strip across the rear of the same, on the Map of Galecrest No. 2, Block "G", as of record in Book 1424, Page 19, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Jr., Surveyor, August 25, 1956, as follows:

SAID part of said lot fronts 70 feet on the south side of Battlefield Drive and runs back between lines, 191.34 feet more or less on the east line and 195.52 feet more or less on the west line, to the north line of the 10 foot proposed utility easement shown on said plan, on which it measures 70 feet.

BEING the same property conveyed to Mrs. Bertie Dodd by deed from Harold Edwin Payne and wife, Sadie Bell Payne of record in Book 3931, Page 834, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to any and all existing easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of October, 1978.

Mrs. Bertie Dodd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Bertie Dodd, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of October, 1978.

My commission expires: 4/18/82

Nancy L. Kerr
Notary Public

NANCY L. KERR NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 39,500.00

Affiant James J. Ladieu

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 1978

MY COMMISSION EXPIRES: 4/18/82 (AFFIX SEAL)

Nancy L. Kerr
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 83472

FROM
MRS. BERTIE DODD

TO
JAMES J. LADIEU

E 97566

IDENTIF. REFERENCE

OCT 31 12 51 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to certified
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public