This instrument was prepared by:
Farris, Warfield, and Kanaday
17th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

BOOK 5377 PAGE 305

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Goldie G. Ladd et ux	same	171-96
(NAME) 4802-Arden Dr	(NAME)	6DU 56200
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37211	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND ONE HUNDRED FIFTY AND NO/100 ($16,150.00) ---------- *Dollars,* for good and valuable consideration the receipt of which is hereby acknowledged.

H & B DEVELOPMENT CO., A PARTNERSHIP COMPOSED OF ROBERT N. HUTCHESON AND M. DOUGLAS BROWN

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

Goldie G. Ladd and wife, Berta Ladd, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Cloverland Estates, Section 2, of record in Book 5190, page 185, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to H & B Development Co. a partnership, composed of Robert N. Hutcheson and M. Douglas Brown by deed from Western Hills Development Company, of record in Book 5299, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions of record in Book 5355, page 19, and the Plan of record in Book 5190, page 185 and the 1978 taxes which are now due and which have been pro-rated and will be paid by the seller.

H & B Development Co. is presently doing business as THE H&B Company, a Tennessee Corporation and The H&B Company has joined in this conveyance for purposes of conveying all of its right, title and interest in the herein described property to the Grantee(s).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,150.00

Subscribed and sworn to before me, this the 20th day of December 1978

Affiant

My commission expires: 9-7-80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as Lot 32 Cloverfield Court, Nashville, Tennessee (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

Goldie G. Ladd and wife, Berta Ladd, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ourselves, our *further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said* Goldie G. Ladd and wife, Berta Ladd, their

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

Witness our hand s *this* 25 *day of* October, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H & B Development Co.
BY: Robert N. Hutcheson
Robert N. Hutcheson
BY: M. Douglas Brown
M. Douglas Brown

THE H&B COMPANY
BY: Robert N. Hutcheson
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert N. Hutcheson and M. Douglas Brown

*the within named 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* 25 *day of* October, *19* 78

Linda K. [illegible] *Notary Public*

Commission expires 4-19-81

LINDA K. HANCOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* [illegible], *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* THE H&B COMPANY, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 25 *day of* October, *19* 78

Linda K. [illegible] *Notary Public*

Commission expires 4-19-81

LINDA K. HANCOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEC 20 78	CONV	16,150.00			
DEC 20 78	S'TAX		B*	41.86	
DEC 20 78	PR'FEE		B*	.50	
DEC 20 78	W'DEED		B*	6.00	* 48.36

WARRANTY DEED

FROM
H &B Development Co.

TO
Goldie G. Ladd and wife,
Berta Ladd

F. 0 6 1 5 5

IDENTIF. REFERENCE

DEC 20 2 42 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

171-96
6 DU -56200

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December 20, 1978

Mr. and Mrs. Goldie Ladd:

As provided in provision 6 of the Restrictive Covenants for Cloverland Estates, Section II, recorded in Book 5355, page 19 R.O.D.C., we hereby waive #4 and allow you to build a home containing not less than 1300 square feet plus a two car garage containing not less than 500 square feet.

Very truly yours,

M. Douglas Brown

THE H & B COMPANY
M. Douglas Brown, V.P.