2483 04/02 17.50- CHECK

BOOK 5412 PAGE 478

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$5,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 79.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
B&H Enterprises (NAME)	Same (NAME)	135-1
P. O. Box 60688 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 77
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DU-7590

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, Hermes M. Ladnier and wife, Jean R. Ladnier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & H Enterprises, a parternership composedof Samuel E. Harding and Fred E. Barnes

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. 108 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, as follows:

SAID Lot No. 108 fronts 42.11 feet on the west margin of Ladybird Drive culdesac and runs back 206 feet on the northerly line and 199.23 feet on the southerly line to a dead line measuring 202.81 feet thereon.

BEING the same property conveyed to Hermes M. Ladnier and wife, Jean R. Ladnier by deef from Jerry W. Snow and wife, Linda B. Snow of record in Book 4918, page 373, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants of record in Book 3400, page 120 and Book 3436, page 43 and such easements and setback lines of record in Book 3300, page 64, said Register's Office. Easement for sanitary sewers and/or storm drainage of record in Book 4986, page 211.

This is unimproved (XX) improved ( ) property, known as Lot 108, Ladybird Drive Nashville, Tn. 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 hand s this 29th day of March, 19 79

Hermes M. Ladnier
Hermes M. Ladnier

Jean R. Ladnier
Jean R. Ladnier

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hermes M. Ladnier and Jean R. Ladnier

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 29th day of March 19 79

Commission expires 7/19/81

Notary Public

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

F. 2. 1. 2 4 6.

WARRANTY DEED

FROM

Hermes M. Ladnier and wife,
Jean R. Ladnier

TO

B H & Enterprises, a partnership

T

IDENTIF. REFERENCE

APR 2 10 19 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5412 PAGE 480

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5000.00- CO
13.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 17.50-
2423A04/02/79 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 1 2 4 6

IDENTIF. REFERENCE

APR 2 10 19 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 673890