6016

WARRANTY DEED

BOOK 6503 PAGE 639

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Mark Ladd and		
wife, Wanda Jeanne Ladd (NAME)	Same (NAME)	85-13-54
2317 Dundee Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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,~~ I, Stephen P. Sandler, Trustee under Trust #101, with full power to transfer, mortgage, convey, and encumber without joinder of any beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Mark Ladd and wife, Wanda Jeanne Ladd

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:

See Exhibit A for Property Description, attached hereto and incorporated herein.

BEING part of the same property conveyed to Stephen P. Sandler, Trustee by Warranty Deed from Donelson Shopping Center Corp., dated July 19, 1979, and recorded in Book 5468, page 688, said Register's Office.

This conveyance is subject to the encumbrances shown on Exhibit B, attached hereto and incorporated herein.

18795

IDENTIF. REFERENCE

MAR 4 3 53 PM '85

DAVIDSON COUNTY, TN

unimproved (X)

This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town). (Postal Zip)

CHECK

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 successors, assigns 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.

03/04 50

Witness my hand this 20th day of February, 19 85.

Stephen P. Sandler

Stephen P. Sandler, Trustee, with full power to convey without joinder of any beneficiary

3567

Form 3

BOOK 6503 PAGE 640

STATE OF ILLINOIS)

COUNTY OF COOK)

Personally appeared before me, Leann M. Brezinsky, a Notary Public in and for said County and State, the within named Stephen P. Sandler, the 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 Chicago, Illinois this 20 day of February 1985

Commission Expires: July 8, 1988

Leann M. Brezinsky
Notary Public

LEANN M. BREZINSKY NOTARY PUBLIC COOK COUNTY, ILL.

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Stephen P. Sandler, Trustee

TO
Anthony Mark Ladd and wife,
Wanda Jeanne Ladd

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 20,000.00

A Mark Ladd

Subscribed and sworn to before me this 21st day of February, 1985

My Commission Expires: November 1, 1987

R. Lynne Petty
Notary Public

R. LYNNE PETTY NOTARY PUBLIC AT LARGE TENNESSEE

EXHIBIT A TO WARRANTY DEED FROM STEPHEN P. SANDLER, TRUSTEE, TO ANTHONY MARK LADD AND WIFE, WANDA JEANNE LADD

Beginning at the low water mark of the Stones River, the Northwest corner corner of Lot 8, that was conveyed to E. E. Fulghum by Deed from Mrs. Maude Keeling and husband, as of record in Book 882, page 303, and continuing with the western boundary of said tract, South 56° 20' 38" West, passing through an Oak tree 270 feet more or less to a stake at the southeast corner of the land conveyed to F. T. Patton, by deed from Mrs. Maude Keeling, as of record in Book 633, page 596; and being in the south line of a 30 foot roadway created by said conveyance, being the northeast corner of the property conveyed to F. T. Patton, by deed from Lucy Bowen, et al, as of record in Book 996, page 250, thence South 22° 45' 09" West 160 feet to an iron pin at the Southeast corner of the last mentioned tract of land; thence North 72° 44' 51" West 215.71 feet to an iron pin at the southwest corner of said tract; thence North 11° 12' 37" East 160.85 feet to a stake near a Hackberry in the South boundary of the first mentioned tract of land, the northwest corner of the mentioned tract, and in the South line of said 30 foot roadway created by deed in Book 633, page 596; North 1° 33' 46" East 460 feet more or less to the low water mark of the Stones River; thence up said river with said low water mark, in a Southeasterly direction approximately South 49° 25' 13" East 590.93 feet to the point of beginning, containing 3.8 acres, more or less.

EXHIBIT B TO WARRANTY DEED FROM STEPHEN P. SANDLER, TRUSTEE, TO ANTHONY MARK LADD AND WIFE, WANDA JEANNE LADD

Permitted Encumbrances

1. 1985 Metropolitan Government taxes.

2. Easement retained in deed from Mrs. Maude E. Keeling and husband, E. P. Keeling, to F. T. Patton, dated May 21, 1923, of record in Book 633, page 596, said Register's Office.

3. Easement contained in deed from Mrs. E. E. Fulghum and husband, E. E. Fulghum, to H. B. Carver and wife, Lois B. Carver, dated October 28, 1937, of record in Book 1038, page 643, said Register's Office.

4. Flowage easement conveyed by deed from C. A. aka Clifton A. McClendon, Jr. and wife, Elizabeth B. aka Elizabeth Bellah McClendon, and J. W. Jordon, to the United States of America, dated April 19, 1954, of record in Book 2275, page 339, said Register's Office.

5. Easement conveyed by deed from Martin A. Garrett and wife, Agatha C. Garrett, to Davidson County, Tennessee, dated February 20, 1945, of record in Book 2544, page 369, said Register's Office.

6. Water Main easement conveyed by deed from Donelson Shopping Center Corporation, a Tennessee corporation, to City of Nashville, Water Works Depertment, dated August 1, 1960, of record in Book 3103, page 83, said Register's Office.

7. Water Main easement conveyed by deed from Donelson Shopping Center Corporation, a Tennessee corporation, to Commerce Union Bank, dated September 13, 1960, of record in Book 3130, page 315, said Register's Office.

NOTE: Without an accurate survey, it is not possible to ascertain whether the easements set forth in Exception Nos. 5, 6 and 7 hereinabove affect the subject property.

8. Sanitary sewers and storm drainage easement and 3 temporary construction essements conveyed by deed from Donelson Shopping Center Corp., to Metropolitan Government of Nashville and Davidson County, Tennessee, dated February 15, 1974, of record in Book 4793, page 726, said Register's Office.

9. Sanitary sewers and storm drainage easement conveyed by deed from Donelson Shopping Center Corp. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 16, 1974, of record in Book 4813, page 172, said Register's Office.

10. Sanitary sewers and/or storm drainage easements and temporary construction easements conveyed by deed from Stephen P. Sandler, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 7, 1981, of record in Book 5738, page 587, said Register's Office.

11. Easement for graveyard together with the right of ingress and egress thereto located on Parcel 2, "according to records," on survey made by Lewis D. Justice, dated December 8, 1949 and February 24, 1950.

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

RECEIVED OF _____ BOOK 6503 PAGE 643

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 64.50-
6667A03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 7 9 5

IDENTIF. REFERENCE

MAR 4 3 59 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 112940