Box 8 cog

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
David C. Ladd
4400 Milesdale Court
Nashville, Tn. 37204

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 132-9
PARCEL 15
16DA-16868

WARRANTY DEED BOOK 7502 PAGE 238

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bruce A. Nygren and wife, Racinda F. Nygren

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David C. Ladd and wife, Deborah D. Ladd

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County.

SAID Lot No. 1, which is a corner lot, fronts 96.20 feet on the southerly margin of Milesdale Drive and fronts 115.0 feet on the easterly margin of Milesdale Court, said frontages being joined by a curve having a length of 31.42 feet, and extends back 157.5 feet on the southerly line and 163.7 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Bruce A. Nygren and Racinda F. Nygren, husband and wife, by deed from James V. Weatherspoon and Judith E. Weatherspoon,, his wife, of record in Book 6108, page 412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

16672 IDENTIFICATION REFERENCE Mar 29 1 10 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as ~~4400 Milesdale Court, Nashville, Tn. 37204~~.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of March, 1988.

Racinda F. Nygren
Racinda F. Nygren

Bruce A. Nygren
Bruce A. Nygren

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF El Paso

On this 24th day of March, 1988, before me personally appeared Bruce A. Nygren and wife, Racinda F. Nygren, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ ~~ye~~executed the same as their free act and deed.

Barbara Haney
Notary Public

My Commission Expires: 11-12-91

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7502 PAGE 239

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 128,000.00.

David C. Ladd
Affiant

Subscribed and sworn to before me, this the 25th day of March, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

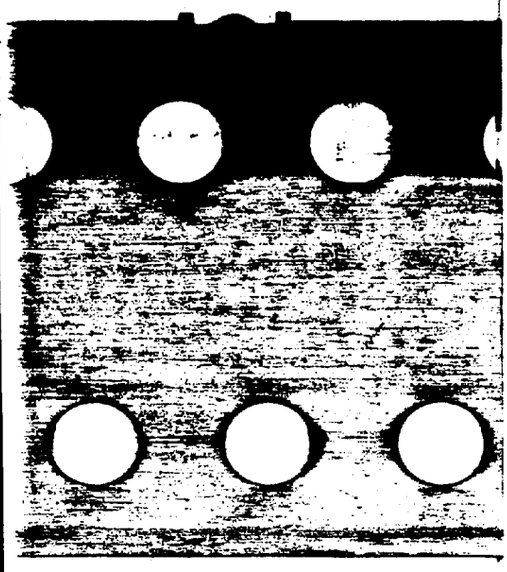
from:
Bruce A. Nygren and wife, Racinda E. Nygren

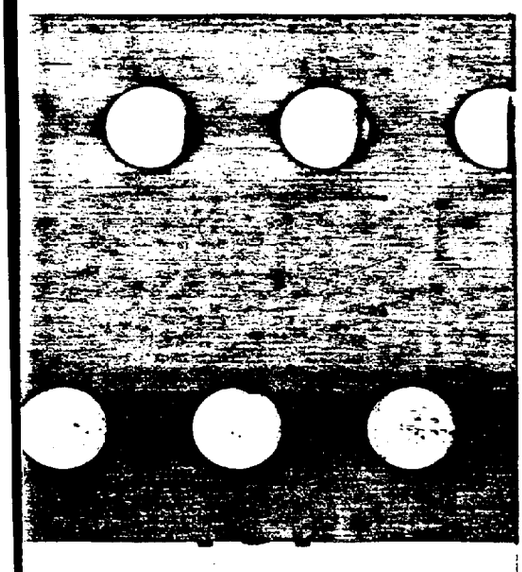
to:
David C. Ladd and wife, Deborah D. Ladd

1991 07/29 0101 03CHECK 344.00

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27369





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7502 PAGE 240

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	128000.00
CON TX	358.40
PRFEE	0.50
MDEED	6.00
TOTAL	364.90
CHECK	364.90

16672

IDENTIFICATION REFERENCE

MAR 29 1 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/29/88 01 13:12 0001 0661

No. 75208