SEND TAX BILLS TO:

A. Mark Ladd
756 Fitzpatrick Rd
Nashville, TN 37214

ADDRESS OF NEW OWNER(S):

A. Mark Ladd
756 Fitzpatrick Rd
Nashville, TN 37214

MAP: 96 GR: 16 PAR: 57

IMPROVED: ✓

UNIMPROVED: _____

THIS INSTRUMENT PREPARED BY:

J. STEPHEN BROWN, PC
ATTORNEY AT LAW
P.O. Box 792, 225 East Market
Lebanon, Tennessee 37087

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D E E D

FOR AND IN CONSIDERATION of the sum of SIXTY-NINE THOUSAND, THREE HUNDRED SIXTY DOLLARS AND TWENTY-SEVEN CENTS ($69,360.27), cash in hand paid, the receipt of which is hereby acknowledged, I, **VALERIE ANN PLOMMER,** have this day bargained and sold, and by these presents do hereby transfer and convey unto **ANTHONY MARK LADD,** a single man, his heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being LAND in Davidson County, Tennessee, BEING Lot No. 56 on the Plan of Hickory Bend, Section 5, of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

DEED REFERENCE:
Being the same property conveyed to Valerie Ann Plommer by Quitclaim Deed from Alexander Joseph Plommer dated October 21, 1987, of record in Deed Book 7393, Pae 740, Register's Office of Davidson County, Tennessee. And by deed to Valerie A. Jones and Alexander Plommer, as joint tenants with rights of survivorship, of record in Deed Book 7295, Page 784, Register's Office of Davidson County, Tennessee. For clarification purposes, Alexander Plommer and Alexander Joseph Plommer are one and same person. Alexander Joseph Plommer and Valerie A. Jones were married and in their divorce settlement all rights of the within property were conveyed to Valerie Ann Plommer, one and the same person as Valerie A. Jones, Valerie A. Plommer and Valerie J. Plommer.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantee herein, his heirs and assigns, forever, in fee

simple.

I COVENANT with the said Grantees herein, that I am lawfully seized and possessed of the within conveyed property; that I have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1988 shall be apportioned between the Grantors herein and the Grantees herein as of the date of this deed, with the Grantees herein assuming and agreeing to pay said taxes when they become due, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

RESTRICTIONS: This conveyance is made subject to restrictions of record in Book 3642, Page 478, and to any and all restrictions and encumbrances as may be shown of record in the Register's Office of Davidson County, Tennessee.

SET BACK LINES, EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to the details and notes of the plat of record in Plat Book 3600, Page 45, including but not limited to a 30 foot minimum building setback line from Fitzpatrick Road and a 10 foot easement for public utility and drainage along the rear 5' x 2.5' utility anchor easement at the southeast corner; and to any and all minimum building setback lines, any and all other easements and rights of way, public and private, as may be shown of record in the Register's Office of Davidson County, Tennessee.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of January, 1989.

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Valerie Ann Plommer
VALERIE ANN PLOMMER

BY: Ann J. Brett
ANN J. BRETT
Attorney in Fact for
Valerie A. Plommer

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 27th day of January, 1989, before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared ANN J. BRETT, to me known to be the person who executed the foregoing instrument in behalf of VALERIE ANN PLOMMER, and acknowledged that she executed the same as the free act and deed of the said VALERIE ANN PLOMMER.

WITNESS my hand and seal at office on this the 27th day of January, 1989.

Kay E. Midgett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:
10-11-90

ACTUAL CONSIDERATION CLAUSE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $69,360.27, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Stephen Boon
AFFIANT

Subscribed and sworn to before me, this the 27 day of January, 1989.

Kay E. Midgett
NOTARY PUBLIC

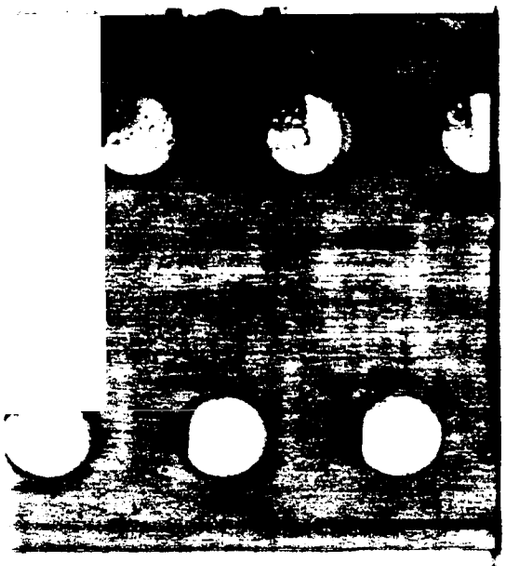
NOTARY PUBLIC AT LARGE

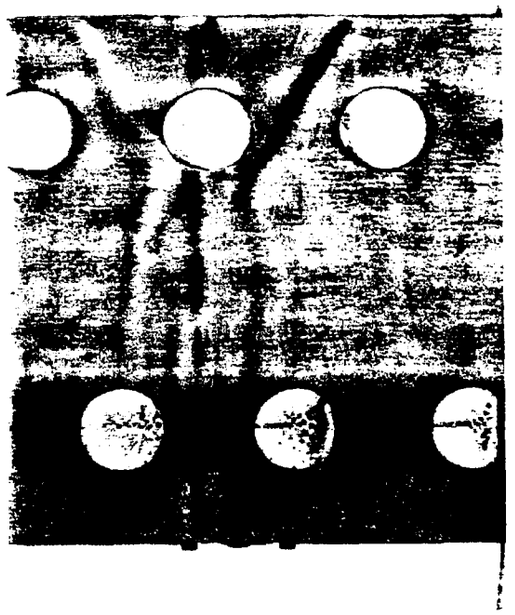
My Commission Expires:
10-11-90

071211

FILED FOR RECORD
FEB 7 8 27 AM '89

4988 02/07 0101 03CHECK 238





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

RECEIVED OF _____

FOR _____

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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

CAMT 69360.27
CON TX 229.02
PRFEE 0.50
WDEED 9.00
TOTAL 238.52
CHECK 238.52

02/07/89 01 08:29 0001 4988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.11 2 L.

IDENTIFICATION REFERENCE

FEB 7 8 27 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 179484