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FORM NO. WD-1

File # 28161
Loan # 200785

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$99,900.00 Mark A. Shoop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, 31st DAY OF August

Notary Public

MY COMMISSION EXPIRES: 3-
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK A. SHOOP (NAME)	Park Avenue Mortgage Company, Inc. (NAME)	MAP 147-6
203 Garrett Drive (STREET ADDRESS OR ROUTE NUMBER)	50 Century Boulevard, Suite 200 (STREET ADDRESS)	PARCEL 19
Nashville, Tn 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37214 (CITY) (STATE) (ZIP)	6DU 21535

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, JAMES DUNCAN LADD and wife RHONDA LEE LADD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. SHOOP and wife KIMBERLY Y. SHOOP

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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Battery Crest - Section 1, as of record in Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

55392

SEP 6 2 59 PM '90

6627 09/06 0101 03CHECK 336.67

BEING the same property conveyed to James Duncan Ladd and wife Rhonda Lee Kensinger Ladd by deed from Alice Faye Young Carlisle and husband Henry Carlisle, of record in Book 7172, Page 574, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 203 Garrett Drive, Nashville, Tn 37211
(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 their hand s this 31st day of August, 19 90

JAMES DUNCAN LADD James Duncan Ladd by Lelah McClearen attorney in fact

RHONDA LEE LADD Rhonda Lee Ladd by Lelah McClearen attorney in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for 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 himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

JAMES DUNCAN LADD

RHONDA LEE LADD

MARK A. SHOOP

KIMBERLY Y. SHOOP

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31ST day of August, 1990, before me personally appeared Lelah McClearin to me known to be the person who executed the foregoing instrument in behalf of James Duncan Ladd and wife Rhonda Lee Ladd as THEIR Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said James Duncan Ladd and wife Rhonda Lee Ladd.

Witness my hand and official seal at Nashville, Tennessee, this the 31ST day of August, 1990.

Notary Public

My Commission Expires:

3-11-91

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 99900.00
CON TX 329.67
PRFEE 1.00
WDEED 6.00
TOTAL 336.67
CHECK 336.67

09/06/90 01 15:00 0001 6627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55392

IDENTIFICATION REFERENCE

SEP 6 2 59 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 353306