WARRANTY DEED

PREPARED BY:

WOODARD & LINCOLN
Attorneys at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

SWORN to and subscribed before me on this the 25th day of January, 1991.

NOTARY PUBLIC

My Commission Expires: Feb 29 1992

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
M/M JAMES R. LADD	Same as new owner	034-07-0-A
619 Glen Circle, Unit 19		019.00 C.O.
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **JOANNE BARNES (now JOANNE BARNES JACKSON) and husband, WILLIAM JOSEPH JACKSON,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES R. LADD and wife, LENNA R. LADD,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Unit No. 19 on the Plan of Harbor Village, Phase I, of record in Book 6900, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to JOANNE BARNES by deed from GLENN F. NABORS and wife, NANCY A. NABORS and JERRY C. HARLAN and wife, WANDA G. HARLAN, of record in Book 7347, page 589, Register's Office for Davidson County, Tennessee.

THE said WILLIAM JOSEPH JACKSON joins in this transaction to convey any martial interest he may have in said property.

This is improved property known as 619 Glen Circle, Unit 19, Madison, Tennessee, 37115.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE THE GRANTEES ASSUME AND AGREE TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL AMOUNT OF $123,000.00, DATED SEPTEMBER 4, 1987, PAYABLE TO OLD HICKORY CREDIT UNION, AND SECURED BY A DEED OF TRUST EXECUTED BY JOANNE BARNES, AND OF RECORD IN BOOK 7347, PAGE 592, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 25th day of January, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joanne Barnes — William Joseph Jackson

JOANNE BARNES
(now JOANNE BARNES JACKSON)

WILLIAM JOSEPH JACKSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOANNE BARNES (now JOANNE BARNES JACKSON) and husband, WILLIAM JOSEPH JACKSON, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 25th day of January, 1991.

NOTARY PUBLIC

My Commission Expires: Feb 24 1992

NOTARY PUBLIC

88549

IDENTIF. TREFERENCE

JAN 25 12 32 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8268 01/25 0101 CKCHECK 452.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8281 PAGE 752

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 135000.00
CON TX 445.50
PRFEE 1.00
WDEED 6.00
TOTAL 452.50
CHECK 452.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/25/91 01 12:30 0001 8368

88549

IDENTIF. REFERENCE

JAN 25 12 32 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392197