QUITCLAIM DEED

Address of New Owner: James Alvin Ladd 713 North Ninth Street Nashville, TN 37206	Send Tax Bills To: Union Modern Mortgage Corp. P.O. Drawer 3318 Little Rock, AR 72203
Map-Parcel Numbers: 82/8 147.00 19W/15210	This Instrument Prepared By: Steven M. Moore, Attorney At Law 30 Music Square West, Suite 201 Nashville, TN 37203 (615) 244-7300

For and in consideration of Ten Dollars ($10.00) and No Cents cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Cheryl Jeanette Ladd (the "grantor"), by these presents does hereby sell, assign and quitclaim unto James Alvin Ladd, all of Grantor's right, title and interest in certain land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

LAND in Davidson County, Tennessee, being Lot No. 153 on the Plan of Block 2 of F.O. Beazley's McFerrin Addition to East Nashville, Blocks 1 & 2, as of record in Plat Book 57, Page 136, Register's Office for said County, to which plan reference is made for a more complete description as in the previous deed of record.

Being the same property conveyed to W. A. McWhirter, Sr., and C.R. McWhirter by deed from Dixie S. Treadway and husband, of record book 5974, page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Alvin Ladd and Cheryl J. Crutcher by warranty deed from W.A. McWhirter, Sr. and C.R. McWhirter of record in book 6029, page 342, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is improved property known as 713 North Ninth Street, Davidson County, Tennessee 37206.

6.8 1 7.3

IDENTIFICATION REFERENCE

DEC 10 8 55 AM '91

FELIX Z. ... REGISTER

0963 12/10 0101 01CASH 6.00

And now, I, the said Cheryl Jeanette Ladd, do hereby Quitclaim and convey unto James Alvin Ladd, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made,

IN WITNESS WHEREOF, the undersigned has caused this Quitclaim Deed to be executed this 10th day of December, 1991.

Cheryl Jeanette Ladd

Personally appeared before me, a Notary Public in and for the State of Tennessee, County of Davidson, the undersigned, Cheryl Jeanette Ladd, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this 10th day of December, 1991.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 16, 1995

STEVEN M. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TN