Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 10319 PG 234

ADDRESS OF NEW OWNER:
Stephanie Ladd
1838 25th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 81-06
Parcel 412
08DA 13305

QUITCLAIM DEED

FOR LOVE AND AFFECTION AND NO MONETARY CONSIDERATION, I **IVORY BEATRICE LADD,** a widow, by these presents do hereby quitclaim and convey unto my daughter, **STEPHANIE LADD,** all of my rights, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 6 on the Plan of the S.P.A. Subdivision, as of record in Book 1424, Page 136, Register's Office for said County.
>
> **SAID** Lot No. 6 fronts 60 feet on the easterly side of 25th Avenue North and runs back 210 feet on the northerly line and 210.2 feet on the southerly line to a dead line, measuring 60 feet thereon.
>
> **BEING** the same property conveyed to James William Ladd and wife, Ivory Beatrice Ladd, by deed from C.J. Tanley and wife, Eliza Tanley, of record in Book 2960, Page 465, Register's Office for Davidson County, Tennessee. The said James William Ladd having since died.

This is improved property known as 1838 25th Avenue, North, Nashville, Tennessee 37208.

SAID property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this the 7 day of January, 1997.

Ivory Beatrice Ladd
IVORY BEATRICE LADD

97 JAN 14 PM 1:06
FILED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

PICK-UP
IDENTIFICATION REFERENCE
02639B8

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 7th day of January, 1997, before me personally appeared **IVORY BEATRICE LADD,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Stephanie J. Ladd
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 7th day of January, 1997.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/22/97

4627 01/14 0101 03CHECK 8.00