This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Robert T. Ladd Jr. and Linda Farmer Ladd
5633 Higdon Road
Joelton, TN 37080

SEND TAX BILL:
To Owner

BOOK 10452 PG 131

MAP AND PARCEL:
MAP 28
PARCEL 16
14D-45600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Effie Elizabeth Farmer, a widow hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert T. Ladd Jr. and wife, Linda Farmer Ladd, as tenants by the entirety, 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:

A certain tract or parcel of land lying and being in the 14th (Old 24th) Civil District of Davidson County, Tennessee, containing 9± acres as shown on Tax Map 28 Par. 16, and being the remainder of the land conveyed, and more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of the Ridge Road, the southeast corner of the tract, formerly conveyed by Floto to Biggs, with black oak and tan oak pointers, thence N35°W, 125 poles to a stone; thence N45°E, 115.6 poles to a stake on the westerly margin of the Road, leading to the old Floto residence; thence with R. W.Cundall's west line, the following calls and distances; S58°E, 37.9 poles to a stake; S28-3/4°E, 36 poles to a stake; S18-1/4°E, 23-1/4 poles to an iron pipe planted; S4-1/4°W, 10 poles; thence S25-3/4°W, 25.95 poles to an iron pipe in the south boundary line of the original Lot 6 of the Henry Floto land; thence S88-1/2°W, 18-3/4 poles to the original walnut corner of Lot 11, of the Henry Floto Estate; thence S2°W, 27.6 poles to the center of the Ridge Road and with the same the following calls and distances; N88°W, 5.4 poles; S47°W, 14.4 poles; S82°W, 12 poles; S66°W, 13 poles; S47°W, 20.6 poles to the beginning, containing 105 acres, more or less.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY conveyed by Warranty Deed of record in Book 1157, Page 522, (2.83 acres ±),said Register's Office; conveyed by Warranty Deed of record in Book 2741, Page 616, (20 acres± plus two small tracts), said Register's Office; conveyed by Warranty Deed of record in Book 3702, Page 623, (9.31± acres), said Register's Office; conveyed by Warranty Deed of record in Book 3973, Page 97, (2.28±), said Register's Office; conveyed by Warranty Deed of record in Book 3973, Page 101, (2.85± acres), said Register's Office; conveyed by Warranty Deed of record in Book 4463, Page 739, 46.00± acres), said Register's Office.

Being a part of the same property conveyed to W. H. Farmer and wife, Effie Elizabeth Farmer, by deed from Ned Lentz, Executor of the Estate of Dora J. Cundall of record in Book 2270, Page 221, Register's Office for Davidson County, Tennessee. The said W. H. Farmer having since died.

This is part of the same description as in previous deed of record.

This is improved property known as 4614 Grays Point Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert T. Ladd Jr. and wife, Linda Farmer Ladd, their heirs

and assigns, forever; and I, Effie Elizabeth Farmer, a widow do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10452 PG 132

Witness my hand this the 12th day of May, 1997.

Effie Elizabeth Farmer
Effie Elizabeth Farmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Effie Elizabeth Farmer, a widow the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1997.

Jean R. Floyd
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

Robert T. Ladd Jr.
AFFIANT

Subscribed and sworn to before me this 12th day of May, 1997.

Jean R. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0304272

IDENTIFICATION REFERENCE

97 MAY 13 AM 9:40

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0344 05/13 0101 03CHK 1



OFFICIAL RECEIPT

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

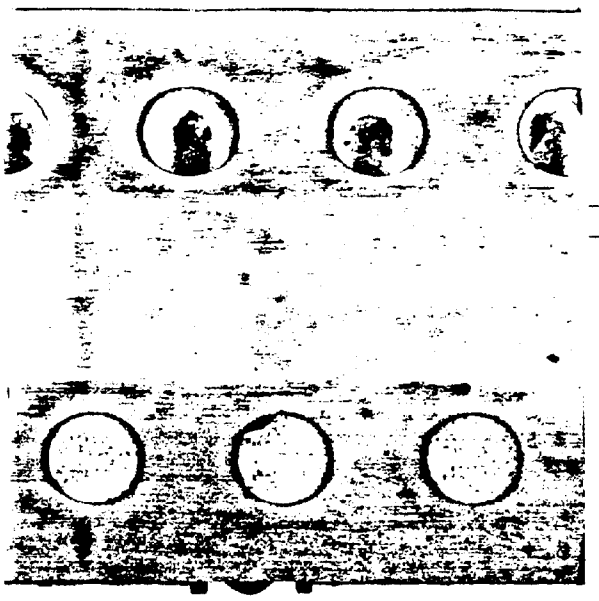
RECEIVED OF _____

FOR _____

BOOK 10452 PG 133

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

05/13/97 01 09:41 0001 0344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304272
IDENTIF. ↑ REFERENCE

97 MAY 13 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150384