0336537

IDENTIF. ↑ REFERENCE

BOOK 10565 PG 236

This Instrument Prepared By:
K. GABRIEL HEISER
Suite 250, 101 Westpark Drive
Brentwood, TN 37027
(615) 377-1107

MAIL ENV

97 AUG 11 PM 4:00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that William Thomas Ladd and Betty Ann Head Ladd, his wife, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby quitclaim all of our interest in the following property to William Thomas Ladd and Betty Head Ladd for their joint lives, without any liability for waste, with full power and authority in both of them or the survivor of them, to sell, convey, mortgage, lease, or otherwise dispose of the property described below in fee simple, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Upon the death of the surviving life tenant, to the extent not otherwise disposed of by William Thomas Ladd and Betty Ann Head Ladd, title shall be in Mary Surene Beck and Paul David Ladd, joint tenants with right of survivorship. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 565 on the Map of Cloverhill, Section No. VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.
>
> Said Lot No. 565 fronts 62 feet on the north side of Cloverwood Drive and runs back between lines, 212.4 feet on the east line and 237.9 feet on the west line to a dead line in the rear measuring 96 feet thereon.
>
> Being the same property conveyed to William Thomas Ladd by deed from Dan Zeitlin and Harry Zeitlin, of record in Book 2490, page 429, Register's Office for Davidson County, Tennessee and also being the same property one-half of which was conveyed to Betty Ann Head Ladd, by deed dated April 20, 1961 from William Thomas Ladd, of record in Book 3220, page 43, Register's Office for Davidson County, Tennessee.

This is improved property known as 3108 Cloverwood Drive, Nashville, Tennessee, 37214.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, We have executed this instrument this the 28 day of June, 1996.

William T. Ladd
WILLIAM THOMAS LADD

BETTY ANN HEAD LADD

BY: William T. Ladd
WILLIAM THOMAS LADD, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared William Thomas Ladd, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal this the 28 day of June, 1996.

Debbie K. Keen
NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared William Thomas Ladd, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed, and who further acknowledged that he is the "attorney-in-fact" of Betty Ann Head Ladd and is authorized by her, to execute this instrument on her behalf.

WITNESS my hand and Notarial Seal this the 28 day of June, 1996.

Debbie K. Keen
NOTARY PUBLIC

My Commission Expires: 1-24-98

96/11/01 03:CHECK 1C-00

BOOK 10565 PG 238

Property address:
3108 Cloverwood Drive
Nashville, Tennessee, 37214

Mail Tax Bills To:
William Thomas Ladd
3108 Cloverwood Drive
Nashville, Tennessee, 37214

PARCEL I.D.

96-10
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I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

William Thomas Ladd
WILLIAM THOMAS LADD, Affiant

Subscribed and sworn to before me this the 28 day of August, 1996.

Debbie N. Dean
NOTARY PUBLIC

My Commission Expires: 7-24-98