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WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030
File No. 98-040860

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $146,500.00.

James R Ladd
Affiant

Sworn to and subscribed before me on this the 9 day of April, 1998.

Curtis M Lincoln
NOTARY PUBLIC
My Commission Expires: 7-9-2000

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Carolyn A. Jones	Same	34-7-0A19
619 Glenn Circle		
Madison, TN 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, (I/WE), **JAMES R. LADD, a single person**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CAROLYN A. JONES, a married person**, 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, TN, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to JAMES R. LADD by instruments of record in Book 8281, Page 750, and Quitclaim Deed of record in Book 10729, Page 848, Register's Office for Davidson County, TN.

This is improved property known as 619 Glenn Circle, Madison, TN 37115.

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 (my/our) hand(s) this the 9th day of April, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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JAMES R. LADD James R Ladd

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. LADD, the bargainor(s) 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 Hendersonville, Tennessee, this the 9 day of April, 1998.

Curtis M. Lancaster
NOTARY PUBLIC

My Commission Expires: 2-9-2001

042470
IDENTIFICATION REFERENCE

98 APR 13 AM 9:34

PICK-UP

2726 04/13 0101 03CHECK 551.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
146500.00
CON TX 542.05
PRFEE 1.00
WDEED 8.00
TOTAL 551.05
CHECK 551.05
04/13/98 01 09:35 0001 2726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0424270
IDENTIF. & REFERENCE

98 APR 13 AM 9:34

No.1278894