X

JW

PREPARED BY:
BANKERS TITLE & ES
3310 WEST EN
NASHVILLE, TN 37203

N TO:
RP.

Instr:200004030033090 Page: 1 OF 2
REC'D FOR REC 04/03/2000 2:58:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $643.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF March 20 00

Notary Public

MY COMMISSION EXPIRES: 7-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Craig Ladd (NAME)	COUNTRYWIDE (NAME)	MAP: 155-15
5233 Beech Ridge Road (ADDRESS)	4500 PARK GRANADA (ADDRESS)	GROUP: A
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	CALABASAS, CA 91302 (CITY) (STATE) (ZIP)	PARCEL: 126.00 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martha S. Weber, f/k/a Martha Jane Shafor, married *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Craig Ladd and wife, Barbara Ann Ladd

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:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Stonemeade, Section II, of record in Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martha Jane Shafor by deed from Centex Real Estate Corporation, of record in Book 9237, page 954, Register's Office for Davidson County, Tennessee.

* Robert A. Weber, husband of Martha S. Weber, joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in subject property by reason of his marital status, or otherwise.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 525; restrictions of record in Book 7701, Page 290, and Book 8349, page 43; charter in Book 7920, page 728; by-laws in Book 7701, page 331, and Book 8349, page 43; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5233 Beech Ridge Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 hand this 30th day of March 20 00

Martha S Weber
Martha S. Weber

Robert A Weber
Robert A. Weber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha S. Weber, f/k/a Martha Jane Shafor and Robert A. Weber

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 30th day of March 20 00.

Commission expires 3/10/03

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN My Commission Expires 3/10/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Martha S. Weber

TO

Douglas Craig Ladd and wife,
Barbara Ann Ladd

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027