File Box #24

Instr:200008020076430 Page: 1 OF 2
REC'D FOR REC 08/02/2000 11:21:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $360.75

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Allen W Ladd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2000

Lisa Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

DIXIE CLASP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen W. Ladd (NAME)	GMAC Mortgage Corporation (NAME)	MAP 36
5633 Higdon Road (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 24
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (CITY) (STATE) (ZIP)	14D47965

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, Robert Taylor Ladd, Jr. and wife, Linda Ladd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen W. Ladd, an unmarried person

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:

BEING a tract of land lying on the east side of Higdon Road and being all of the property described in Book 5925, Page 691, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., License #1838, dated May 17, 2000 as follows:

BEGINNING at a point in the centerline of Higdon Road; said point being the southwest corner of the Jonathan D. West property of record in Book 9981, Page 131, Register's Office, Davidson County, Tennessee and the northwest corner of the herein described tract; thence leaving said road, South 67 degrees, 08 min. East, 699.91 feet to a point; thence South 71 degrees, 41 min. East, 178 feet to a point; thence North 09 degrees, 42 min. West, 430.00 feet to a point; thence North 78 degrees, 00 min. East, 200.00 feet to a point; thence South 09 degrees, 57 min. East, 471.00 feet to a point; thence South 74 degrees, 00 min. West, 124.00 feet to a point; thence South 45 degrees, 00 min. West, 97.00 feet to a point; thence South 09 degrees, 42 min. East, 26.00 feet to a point; thence South 13 degrees, 00 min. East, 142.00 feet (Calc.) to a point; thence North 86 degrees, 50 min. West, 270.00 feet to a point in the Southeast corner of the Ralph Meadows property of record in Book 5925, Page 691, Register's Office, Davidson County, Tennessee; thence North 09 degrees, 00 min. East, 242.00 feet to a point; thence North 66 degrees, 56

CONTINUED

unimproved ( )
This is improved (X) property, known as 5633 Higdon Road, Joelton, TN 37080
(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 our hand s this 31st day of July 2000

Robert Taylor Ladd Jr.
Robert Taylor Ladd, Jr.

Linda Ladd
Linda Ladd

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 Robert Taylor Ladd, Jr. and wife, Linda Ladd

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 Nashville, Tennessee, this 31st day of July 2000.

Commission expires 1-26-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

min. West, 692.27 feet to a point in the centerline of Higdon Road; thence along said centerline of said road, North 00 degrees, 15 min. West, 50.00 feet to the point of beginning, together with the right of ingress and egress of a Joint Driveway called Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert Taylor Ladd, Jr. and wife, Linda Ladd by deed from F.E. Pemberton and wife, Myrtle Pemberton of record in Book 4847, Page 411, Register's Office, Davidson County, Tennessee. Said Deed was corrected by a Order in the Chancery Court of Davidson County, Tennessee of record in Book 5925, Page 691, Register's Office, Davidson County, Tennessee.

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

This conveyance is made subject to that portion of the property extending into the center of Higdon Road.

This conveyance is made subject to a Waterline Easement of record in Book 10220, Page 696, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to a Joint Driveway Easement Agreement for Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County, Tennessee.