PICK-UP

This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Larry G. Ladd et ux Joyce Ladd
Name
6501 Cloverbrook Drive
Street Address
Brentwood, TN 37027
City, State, Zip

Send Tax Bills To
Same
Name
Street Address
City, State, Zip

Map-Parcel No.
Map 160-4-74.00

Davidson County DEEDWARR
Recvd: 11/03/00 11:06 2pgs
Fees:11.00 Taxes:497.28
20001103-0109286

Warranty Deed

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Berta F. Ladd, unmarried, Grantor, hereby transfer and convey to Larry G. Ladd et ux, Joyce Ladd, Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Brentview Hills, of record in Book 3300, Page 43 and 44, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the easterly margin of Stallworth Drive at the corner of Lots No. 25 and 26; thence with the line between said lots, easterly 117.4 feet to a corner of Lot No. 27; thence with the line between Lots Nos. 26 and 27, northerly 165 feet to the southerly margin of Ritchie Drive; thence with the margin of the same, westerly 105.7 feet to the beginning of a curve; thence around said curve, southwesterly 40.6 feet to the margin of Stallworth Drive; thence with the margin of the same, southerly 150.6 feet to the point of beginning.
>
> Being the same property conveyed to Goldie G. Ladd and wife, Berta F. Ladd by Warranty Deed from William R. Brown and wife, Sammye F. Brown, of record in Book 8388, Page 605, Register's Office for Davidson County, Tennessee.
>
> Goldie G. Ladd and Berta F. Ladd were married on January 20, 1940. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Goldie G. Ladd in Nashville, Tennessee on June 22, 1999; and Berta F. Ladd conveys as surviving tenant by the entirety.

This is improved property known as 5235 Stallworth Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantees that she is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 2000.

GRANTOR does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand on NOVEMBER 2, 2000.

Berta F. Ladd by Larry G. Ladd, as her attorney-in-fact

Berta F. Ladd by Larry G. Ladd, as her attorney-in-fact

State of Tennessee
County of Sumner

Personally appeared before me, Larry G. Ladd, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Berta F. Ladd, Grantor, and who acknowledged that he executed the same as the free act and deed of Berta F. Ladd.

Witness my hand, at office, on NOVEMBER 2, 2000.

Notary Public

My commission expires: Aug. 10, 2004

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is **$134,400.00**. Subscribed and sworn to before me, on NOVEMBER 2, 2000.

Larry G. Ladd

Notary Public

My commission expires: Aug. 10, 2004