PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:
James J. Ladieu, and wife
Albennia W. Ladieu
5575 Eatons Creek Road
Joelton, TN 3708037015

SEND TAX BILLS TO:
SAME

MAP & PARCEL
29 - 145

WARRANTY DEED

For and in consideration of the sum of **TWENTY THOUSAND SIX HUNDRED THIRTY ($20,630.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I, **LUELLA B. BROWN,** GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **JAMES J. LADIEU and wife, ALBENNIA W. LADIEU,** GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 2:

Beginning at an existing iron pin in the westerly margin of Eatons Creek Road, said pin being the most northeast corner of the herein described tract; thence South 03 degrees 04 minutes 27 seconds West 50 feet to an existing iron pin; thence North 86 degrees 55 minute 33 seconds West, 467.04 feet to an existing iron pin; thence North 27 degrees 44 minutes 07 seconds West 117.33 feet to an existing iron pin; thence North 82 degrees 01 minute 25 seconds West, 410.23 feet to an existing iron pin; thence South 55 degrees 23 minutes 14 seconds West 332.48 feet to an existing iron pin; thence North 32 degrees 06 minutes 50 seconds West 499.61 feet to an existing iron pin; thence South 79 degrees 47 minutes 41 seconds East 356.51 feet to an existing iron pin; thence South 27 degrees 44 minutes 07 seconds East 320.32 feet to an existing iron pin; thence South 86 degrees 55 minutes 33 seconds East 438.64 feet to the point of beginning, containing 3.48 acres, more or less, as surveyed by John D. Sprouse, R.L.S, 500 Eagle Trail, Springfield, Tennessee, dated June 12, 1999.

AND BEING a the same property conveyed to Luella B. Brown by deed from Thomas Tyler Baggott IV and Bonnie Baggott Culp of record at Book 11232, page 204, Register's Office for Davidson County, Tennessee.

The Grantor, in addition to the above described parcels of land, does hereby grant, bargain, sell, transfer and convey unto Grantees, their heirs, successors and assigns, a perpetual and permanent fifty (50) foot easement across and upon the existing driveway on the northern portion of tract number 29-0-145 (Tracts #1,2, and 3) in Davidson County, Tennessee, for the purpose of ingress and egress and for the installation, maintenance and repair of utilities.

This tract of land does not meet Metropolitan Codes Administration as an approved building lot because of acreage.

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 I do covenant with the said GRANTEES that I am 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 I 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.

Whenever 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 hands this 22 day of January, 2001.

Luella B. Brown
LUELLA B. BROWN

Davidson County DEEDWARR
Recvd: 01/23/01 15:17 2pgs
Fees:11.00 Taxes:76.33



20010123-0007065

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LUELLA B. BROWN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 22nd day of January, 2001.

Emily Knight

NOTARY PUBLIC
My Commission Expires: Oct 25 2003

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $20,630.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Luella E. Brown

AFFIANT

Sworn to and subscribed before me this the 23rd day of January, 2001.

L Chandler, Dep. Reg

~~NOTARY PUBLIC~~
~~My Commission Expires~~: _____