Prepared by:
Realty Title & Escrow Company, Inc.
1000 Northchase Drive Ste 115
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

James R. Ladd
Affiant

Subscribed and sworn to before me, this 9th day of November, 2001.

Notary Public
My commission expires: 12/10/03

08-0110-90022

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Ladd 104 Oxford Court Goodlettsville TN 37072	James R. Ladd 104 Oxford Court Goodlettsville, TN 37072	026-07-180.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Ann Jacobs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Ladd and wife, Louise C. Ladd, hereinafter called the Grantees, their successors 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. 264, on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carolyn Ann Jacobs, unmarried , by Quitclaim deed from Ida B. Adams of record in Book 10085, page 325, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 104 Oxford Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of November, 2001.

Carolyn Ann Jacobs

Davidson County DEEDWARR
Recvd: 11/19/01 16:44 2pgs
Fees:13.00 Taxes:436.60
20011119-0126786

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Ann Jacobs , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 9th day of November, 2001.

Darlene Shutt

Notary Public

My Commission expires: 12/10/03

