REALTY TITLE
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Harold W. Ladd

Affiant

Subscribed and sworn to before me, this 2 day of December, 2005.

Kevin Steinke

Notary Public
My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 12/05/05 10:37 2 pgs
Fees:13.00 Taxes:423.65
20051205-0145650

15-0511-150564

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Harold W. Ladd	Suntrust Mortgage Inc.	064-12-0-A-208.00CO
208 Harpers Mill Road	350 North Lake Destiny Road	
Hermitage TN 37076	Maitland, FL 32751	

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, **Melba L. Hall and husband, Larry O. Hall**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Harold W. Ladd and Keith Andrew Sterrenberg, as tenants in common with rights of survivorship**, 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 Unit No. 208, on the Plan of Section One, Fox Run Condominium Apartments, according to Master Deed of record at Book 4956, Page 582; amended in Book 6370, Page 817; amended in Book 8510, Page 92; and amended in Book 8510, Page 95, according to plat and survey of record in Book 4860, Page 52 (erroneously shown on prior deed as Book 6250, Page 118), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melba L. Hall and husband, Larry O. Hall by deed from Gary Hart and wife, Claire Hart, dated May 23, 2002, of record in Instrument No. 20020607-0069479, Register's Office for Davidson County,

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 208 Harpers Mill Road, Hermitage, TN 37076

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 2 day of December, 2005.

Melba L. Hall

Melba L. Hall

Larry O. Hall

Larry O. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melba L. Hall and Larry O. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 2 day of December, 2005.

Robbin Teasley

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON