THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Parcel Identification
Betty L. Ladd 134 Buckingham Court Goodlettsville, TN 37072	Betty L. Ladd 104 Oxford Ct. Goodlettsville, TN 37072	026 07 0 180.00

Warranty Deed

For and in consideration of the sum of $127,000.00, the receipt of which is hereby acknowledged, Louise C. Ladd, a widow, Grantor, transfers and conveys to Betty L. Ladd, Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 264, on the Plan of Windsor Green, Phase 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 James R. Ladd and wife, Louise C. Ladd, by deed Carolyn Ann Jacobs, of record in Instrument # 20011119-0126786 and re-recorded in Instrument # 2020118-0007910, 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.

James R. Ladd and Louise C. Ladd were married in Athens, Alabama on April 1947. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James R. Ladd in Davison County, Tennessee on July 9, 2008; and Louise C. Ladd conveys as surviving tenant by the entirety.

This is improved property, known as 104 Oxford Court, Goodlettsville, TN 37072.

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

GRANTOR does hereby covenant with the Grantee that Grantor 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:

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's 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.

Signed on October 5, 2010.

Louise C Ladd by Betty L Ladd

Louise C. Ladd by Betty L. Ladd as Attorney in Fact,
Grantor

BILL GARRETT, Davidson County
Trans:T20100063952 DEEDWARR
Recvd: 10/08/10 10:05 2 pgs
Fees:13.00 Taxes:469.90

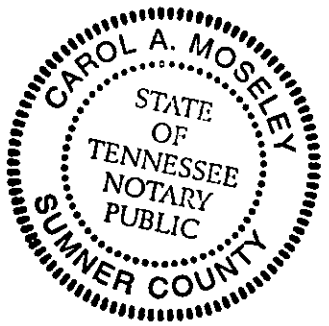
20101008-0080863

State of Tennessee
County of Sumner

On October 5, 2010, personally appeared before me Betty L. 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 Louise C. Ladd, and who acknowledged that she executed the same as attorney-in-fact for Louise C. Ladd.

Carol Moseley
Notary Public

My commission expires: 7/30/2014



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 127,000.00 . Subscribed and sworn to before me on October 5, 2010.

Betty L. Ladd
Betty L. Ladd, Affiant

Carol Moseley
Notary Public
My commission expires: 7/30/2014

