BOOK 4344 PAGE 999

This Instrument prepared by:
Hussey & Horkins, P.C.
Plaza Prof. Building
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus A. Ballard (NAME)	Guaranty Mortgage Company (NAME)	Map 83-15
234 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Parcel 31
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	15DA 41164

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

Ten and no/100---------- Dollars,

Cash in hand paid and other good and valuable considerations including the assumption of the balance of an indebtedness in the original amount of $14,550.00 which indebtedness is secured by a deed of trust from James Lawrence Smith and wife, Donna H. Smith to Herschel Greer, Trustee, recorded in Book 3921, Page 213, Register's Office for Davidson County, Tennessee.

We, James A. Johnson and wife, Mary Sue Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Marcus A. Ballard and wife, Judy G. Ballard

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 9 on the plan of Fortland Park, Section I, as of record in Book 2663, Page 61, Register's Office for said county.

Said Lot No. 9 fronts 80 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to James A. Johnson and wife, Mary Sue Johnson by deed of record in Book 4301, page 263 & 264, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,395.80

Subscribed and sworn to before me, this the 24th day of June, 19 69

Affiant Reggie Kersey

My commission expires: Nov. 20 1972 (Affix Seal)

Notary Public Maxwell J. Horkins

This is unimproved (x) improved property, known as 234 Riverside Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Marcus A. Ballard and wife, Judy G. Ballard

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind Ourselves/ our heirs and representatives, to warrant and forever defend the title to said real estate to said Marcus A. Ballard and wife, Judy G. Ballard

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 24th day of June, 19 69 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x James A. Johnson

x Mrs. Mary Sue Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Haney *a Notary Public in and for said County and State,* James A. Johnson and wife, Mary Sue Johnson

*the within named bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee.
this 24 *day of* June, *19*69

Commission expires Nov 12, 1972 George W. Haney *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

James A. Johnson and wife

TO

Marcus A. Ballard and wife,

Judy G. Ballard

A 45670

IDENTIF. REFERENCE

JUN 26 9 29 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 26 69	CONV	17,395.80			
JUN 26 69 S'TAX			B*	45.24	
JUN 26 69 PR'FEE			B*	.50	
JUN 26 69	W'DEED		B*	3.00	* 48.74

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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NASHVILLE, TENNESSEE