This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

S. N. CAPPS

TO

GLADYS E. BALLARD, femme sole

For draftsman's use

BOOK 4374 PAGE 783

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladys E. Ballard (NAME)	Same (NAME)	Map 39
Rt. 1, Box 77 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 40
Whites Creek, Tn. 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

158552

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

OCT 24 2 53 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$1,500.00 X

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1969.

Notary Public

MY COMMISSION EXPIRES: 4-25-71

(AFFIX SEAL)

For and in Consideration of the sum of ten dollars ($10.00) cash in hand and other good and valuable consideration, receipt of which is hereby acknowledged by the hereinafter named grantor.

DOLLARS

OCT 24 RECEIVED *1,500.00 * 1.50 * 8.90

PREPARED BY W.E. PORTER, ATTY

I, S. N. Capps have bargained and sold, and by these presents do transfer and convey unto the said Gladys E. Ballard, femme sole heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Gary R. Cummings, Surveyor, June 14, 1968, as follows: Beginning at a stake at the southeast corner of a lane leading from the tract herein described, in the west line of the property of Ed Launius; thence along the line of Oscar W. Carnery's property, North 83° West 204.5 feet to a point in the center of Carney Creek; thence South 7° 40' East 560 feet to a point; thence South 88° East 98.0 feet to a point in the west line of

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Ed Launius' property; thence North 3° 30' East 538.0 feet to the point of beginning, containing 1.9 acres, more or less.

BEING the same property conveyed to S. N. Capps and wife, S. A. Capps, by deed from John P. Campbell and wife, of record in Book 723, page 149, Registar's Office for Davidson County, Tennessee.

It is expressly agreed by and between the parties hereto that the Grantor reserves for himself a life estate for the duration of his natural life in the aforementioned property.

This is unimproved ( ) improved (X) property, known as ---- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. N. Capps, his heirs and assigns, forever.

And I do covenant with the said Gladys E. Ballard, femme sole 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.

And I, S. N. Capps, do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Gladys E. Ballard, femme sole, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1ST day of May, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X S. N. Capps

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STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, William E. Porter, a Notary Public in and for said County and State, the within named S. N. Capps

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1969

William E. Porter, Notary Public

Commission Expires 4-25-71

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

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.