BOOK 4440 PAGE 617

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Howard Ball, et ux	First Investment Company	13D-12676
(NAME)	(NAME)	Map 80-3
3401 Panorama Drive	2244 Mock Road	Pal. 1 pw
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Columbus, Ohio	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by James Howard Ball and wife, Theollis E. Ball, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said James Howard Ball and wife, Theollis E. Ball, and their agreement to pay the unpaid balance of $12,077.32 of an indebtedness in the original amount of $12,800.00, secured by a deed of trust of record in book 4042, page 978, Register's Office for Davidson County, Tennessee,

I, Dorothy A. Davis

have this day bargained and sold, and do hereby transfer and convey unto the said James Howard Ball and wife, Theollis E. Ball, their

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

Land in said County and State, being lot No. 546 on the plan of Bordeaux Hills, Section 6, as of record in book 3842, page 10, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Panorama Drive at the southwest corner of the subject lot; thence northerly 107.09 feet to a concrete monument the northwest corner of the subject lot; thence eastwardly 123.31 feet to a concrete monument in the westerly margin of an unnamed road; thence with said margin of said road, southwardly 70.46 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 37.34 feet to a concrete monument in the northerly margin of Panorama Drive; thence with said margin of said Drive westwardly 90.0 feet to the point of beginning.
Being the same property conveyed to Dorothy A. Davis, by deed from Robbye Robinson, of record in book 4427, page 40, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,577.32

Subscribed and sworn to before me, this the 21st day of August 1970

My commission expires: June 6, 1972 (Affix Seal)

Affiant: James Howard Ball

Notary Public: Mary E. Davis

This is unimproved ( ) improved (X) property, known as 3401 Panorama Drive (House Number) (Street) Nashville, Tennessee 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 James Howard Ball and wife, Theollis E. Ball, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Howard Ball and wife, Theollis E. Ball, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Dorothy A. Davis

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Cahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Dorothy A. Davis

the within named 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 Nashville, Tennessee,
this 21st *day of* August, *19*70

Mary Ensey
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENNESSEE

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.....

Guaranty Title 208501

WARRANTY DEED

FROM
Dorothy A. Davis
TO
James Howard Ball, et ux

A 8 7 8 1 6

IDENTIF. REFERENCE

AUG 24 1 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 24 70	CONV	17,577.32				
AUG 24 70	S'TAX		A*	45.76		
AUG 24 70	PR'FEE		A*	.50		
AUG 24 70	W'DEED		A*	3.00	*	49.26

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE