FORM NO. WD-1

BOOK 4449 PAGE 219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25-76 DAY OF September, 1970

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

THIS INSTRUMENT WAS PREPARED BY

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn W. Ballou, Et ux (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	Map 73-9
1838 Willow Springs Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par. 125
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pd

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/**WE, Riverwood Homes, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn W. Ballou and wife, Geneiva L. Ballou

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 354 on the Plan of Burchwood Gardens, Section III, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 354 fronts 79.0 feet on the southwesterly margin of Willow Springs Drive and runs back between lines measuring 163.02 feet on the southeasterly side and 177.47 feet on the northwesterly side to a dead line in the rear on which it measures 80.31 feet.

Being the same property conveyed to Riverwood Homes, Inc., by deed from James W. Chatham and wife, Florence S. Chatham, of record in Book 4449, page 215 Register's Office for Davidson County, Tennessee.

/** And the assumption of the present unpaid balance of a certain note in the original principal amount of $15,400.00, secured by a deed of trust to Miller G. Kimbrough, Trustee, of record in Book 3650, page 327, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1838 (House Number) Willow Springs Drive (Street) Nashville, Tenn. 37216 (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 25-TH day of September, 1970

RIVERWOOD HOMES, INC.

BY: Charles R. Hooker, Jr.
PRESIDENT

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Thomas L. Lyle, a Notary Public within and for the State and County aforesaid, personally appeared Charles A. Wheeler, Jr. ~~and~~ _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the President ~~and~~ _____ respectively of the Riverwood Homes, Inc the within named bargainor, a corporation, and that (he) as such President ~~and~~ (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles A. Wheeler, Jr. as such President, ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the _____ day of _____, 19____.

My commission expires 4/25/71

_____
Notary Public
AT LARGE-STATE OF TENNESSEE

WARRANTY DEED

FROM

RIVERWOOD HOMES, INC.

TO

LYNN W. BALLOU and wife, GENEIVA L. BALLOU

A 91747

IDENTIF. REFERENCE

OCT 1 1 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAIL TO:
WHEELER CONSTRUCTION CO.
P. O. BOX 840
NASHVILLE, TENN. 37202

OCT-1 70	CONV	14,150.00				
OCT-1 70	S'TAX		A*	36.66		
OCT-1 70	PR'FEE		A*	.50		
OCT-1 70	W'DEED		A*	3.00	*	40.16