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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF March 1971.

Notary Public

MY COMMISSION EXPIRES: 4-26-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Dr. Sidney W. Ballard (NAME)	ADVANCE MORTGAGE CORPORATION (NAME)	Map 92-11
715 Bennie-Dillon Bldg. (STREET ADDRESS OR ROUTE NUMBER)		Par. 293
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA (CITY) (STATE) (ZIP)	Plat

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, WE, Sarah Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Sidney W. Ballard

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. 127 on Block 10, Murphy Land Company's Division "B", as of record in Book 161, page 126, Register's Office for said County, which plan of said land divided into Blocks, but not into lots.

According to an unregistered copy of a survey of said Blocks divided into Lots, daid Lot No. 127, Block 10, fronts 50 feet on the west side of 21st Avenue, North, and runs back between parallel lines, parallel to and 206 feet north of the north margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to William J. Martin, Sr., and wife, Sarah Martin by deed from Preston Valien and wife, Bonita Valien, as of record in Book 3767, page 209, Register's Office for Davidson County, Tennessee. The said William J. Martin, Sr., and Sarah Martin having since been divorced and he having conveyed his interest to her by deed of record in Book 4278, page 825, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Walter M. Noel, Trustee, of record in Book 3757, page 477, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 339 21st Avenue, North (House Number) (Street) Nashville, Tennessee (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 30th day of March, 19 71

X Sarah Martin

Sarah Martin

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April 1971

Commission expires 10-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

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

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM Sarah Martin

TO Dr. Sidney W. Ballard

MAIL TO Jim Sisco Co. 503 Gallatin Rd Madison, Tenn 37115

B 09998

IDENTIF. REFERENCE

APR 6 10 14 AM '71

FELIX A. ROBERTSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-6F	CONV	13,500.00			
APR-6F	S'TAX		A*	35.10	
APR-6F	PR'FEE		A*	.50	
APR-6F	W'DEED		A*	3.00	* 38.60