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FORM NO. WD-1

B 2 5 9 2 3

IDENTIF. REFERENCE

AUG 6 2 37 PM '71

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 $ 15,650.00

X Mary C McNeil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 71.

Alan L. Saturn
Notary Public

MY COMMISSION EXPIRES: 2-4-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorney Alan L. Saturn, Suite 1822, Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Christine McNeil (NAME)	J. I. Kislak Mortgage Corp. of Florida (NAME)	M/P. 92-13
286-35th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Pt. 387
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	

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, Earl F. Ballard and wife Jacquelyn L. Ballard,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Christine McNeil

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. 132 on the Plan of Hortense Place Subdivision of record in Book 161, page 167, Register's Office for said County.

SAID Lot 132 fronts 50 feet on the easterly side of 35th Avenue North and runs back between two parallel lines 144 feet on the north and 140 feet on the south of said property to a line in the rear which measures 50 feet, said line being on the margin of an alley.

BEING the same property conveyed to Earl F. Ballard by deed from Dorothy L. Nickens and husband Sherman E. Nickens of record in Book 4462, page 834, Register's Office for Davidson County, Tennessee.

AUG-6-	CONV	15,650.00			
AUG-6-STAX			A*	40.56	
AUG-6-PRFEE			A*	.50	
AUG-6-	MTGFEE		A*	4.00	* 45.06

unimproved ( )
This is improved (X) property, known as 286 - 35th Avenue, North, Nashville, Tennessee 37209
(House Number) (Street) (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 our hand s this 30th day of July, 19 71.

X Mrs. Jacquelyn L. Ballard
JACQUELYN L. BALLARD

Earl F. Ballard
EARL F. BALLARD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alan L. Saturn, a Notary Public in and for said County and State, the within named EARL F. BALLARD and JACQUELYN L. BALLARD,

the bargainors, 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 30th day of July, 1971

Commission expires 2-4-75

Alan L. Saturn
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

EARL F. BALLARD and wife

JACQUELYN L. BALLARD

TO

MARY CHRISTINE McNEIL

File Box #7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.