BOOK 4530 PAGE 753

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Elvin Ballman	Lomas & Nettleton Company,	4/c/11
(NAME)	(NAME)	Pcl 4-64
4041 Yoest Drive,	3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3940, page 329, Register's Office for Davidson County, Tennessee.

We, Kenneth W. Madden and wife, Connie C. Madden

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles Elvin Ballman and wife, Wanda Lee Ballman

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

Being Lot No. 22 on the Plan of Dalemere Subdivision, Section 2, as of record in Book 2854, page 133.

Said Lot No. 22 fronts 130.11 feet on the east side of Yoest Drive and runs back 305.77 feet on the north line and 309.1 feet on the south line, to a dead line in the rear on which it measures 130.14 feet.

Being the same property conveyed to Kenneth W. Madden and wife, Connie C. Madden by deed from Paul Chalupa and wife, Rebecca K. Chalupa of record in Book 3940, page 327, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value whichever is greater, for this transfer is $ 25,200.00

Subscribed and sworn to before me, this the 19th day of August, 19 71

Affiant Charles Ballman + Wanda Lee Ballman

My commission expires 5/7/74 (Affix Seal)

Notary Public Bobbie G. Winters

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) 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

Charles Elvin Ballman and wife, Wanda Lee Ballman,

their (~~successors~~)

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Charles Elvin Ballman and wife, Wanda Lee Ballman, their (~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 19th day of August, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth W. Madden

Connie C. Madden

This Instrument Was Prepared By

Phillip Saindon (gh)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Kenneth W. Madden and wife, Connie C. Madden

the within named 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* 19th *day of* August, *19* 71

Commission expires 5/7/74 *Notary Public*

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 .....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

KENNETH W. MADDEN, ET UX

TO

CHARLES ELVIN BALLMAN, ET UX

AUG 20 71 CONV 25,200.00
AUG 20 71 S'TAX A* 65.52
AUG 20 71 PB'FEE A* .50
AUG 20 71 W'DEED A* 4.00 * 70.02

R 2 7 6 8 1

IDENTIF. REFERENCE

AUG 20 8 58 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON