BOOK 4541 PAGE 23 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,600.00

Earl F. Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 1971

Notary Public

MY COMMISSION EXPIRES: 2-22-74

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl H. Bean, Jr. (NAME)	J. I. Kislak Mtg. Corp. of FL (NAME)	Map 82-B
284 - 35th Ave., North (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par. 327
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Miami, FL 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 JACQUELINE L. BALLARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL H. BEAN, JR., and wife BELINDA H. BEAN,

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. 133 on the Plan of Hortense Place Subdivision of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Earl F. Ballard and wife Jacqueline L. Ballard by deed of record in Book4462, page 834, from Dorothy L. Nickens and husband Sherman E. Nickens, Register's Office for Davidson County, Tennessee.

This conveyance made subject to taxes for the year 1971 which have been prorated but not paid and assumed by the Grantees.

unimproved ( ) This is improved (X) property, known as 284 - 35th Avenue, North, Nashville, TN 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 23rd day of September, 1971.

Earl F. Ballard
EARL F. BALLARD

Jacqueline L. Ballard
JACQUELINE L. 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 wife JACQUELINE L. BALLARD,

the bargainor S, 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 seat at Nashville, Tennessee, this 23rd day of September, 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

JACQUELINE L. BALLARD

TO

CARL H. BEAN, JR., and wife

BELINDA H. BEAN

FILE B.X 7

B 32454

IDENTIF. REFERENCE

SEP 29 3 48 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP29?1	CONV	15,600.00			
SEP29?1	S'TAX		A*	40.56	
SEP29?1	PR'FEE		A*	.50	
SEP29?1	W'DEED		A*	4.00	* 45.06