This instrument prepared by David G. Gray, Attorney, 1133 Stahlman Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 4646 PAGE 47

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Dwain Ballew and wife	SAME	Map 104-12
(NAME) 1928 19th Avenue South	(NAME)	Par 194
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand and no/100 ($17,000.00) ---------- *Dollars,*

cash in hand paid by Jimmy Dwain Ballew and wife, Bobbie Merl Ballew, receipt of which is hereby acknowledged,

we, A. E. Perrenoud and wife, Violette Perrenoud

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy Dwain Ballew and wife, Bobbie Merl Ballew, their

XXXXX *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the south 60 feet of lot No. 45 in Christopher and Kirkman's Belmont Addition, a plan of which is of record in book 57, page 158, Register's Office for said County.

Said part of lot No. 45 fronts 60 feet on the east side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to A.E. Perrenoud and wife, Violette Perrenoud, by deed from Christine Hoots and husband, of record in book 3256, page 188, and re-recorded in book 3284, page 603, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,000.00

Subscribed and sworn to before me, this the 12th day of October 19 72

Affiant: Jimmy Dwain Ballew

My commission expires: 5/11/76 (Affix Seal)

Notary Public: Dee Ellen Burgess

This is improved (XX) unimproved ( ) property, known as 1928 (House Number) 19th Avenue (Street) South, Nashville (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jimmy Dwain Ballew and wife, Bobbie Merl Ballew, their

XXXXX *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jimmy Dwain Ballew and wife, Bobbie Merl Ballew, their

XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 12th *day of* October, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A E Perrenoud

Violette Perrenoud

BOOK 4646 PAGE 48

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sue Ellen Burgett, a Notary Public in and for said County and State, A.E. Perrenoud and wife, Violette Perrenoud

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 12th day of October, 1972.

Sue Ellen Burgett Notary Public

Commission expires 5/1/76.

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 .....

OCT 12 72 CONV 17,000.00
OCT 12 72 S TAX A* 44.20
OCT 12 72 PR FEE A* .50
OCT 12 72 W DEED A* 4.00 * 48.70

WARRANTY DEED

FROM

A.E. PERRENOUD, ET UX

TO

JIMMY DWAIN BALLEW and wife, BOBBIE MERL BALLEW

B 7 9 8 1 7

IDENTIF. REFERENCE

OCT 12 2 29 PH '72

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 256-2056
NASHVILLE, TENNESSEE