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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 $ 45000 cc

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: April 3 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James L. Bass Attorney at Law Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr & Mrs H. E. Ballard (NAME)	Fidelity Federal Savings & Loan Ass'n. (NAME)	
3811 Homeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	48
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	119 1/0

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,

Cumberland Builders, Inc., a Tennessee Corporation,

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

H. E. Ballard, Jr., and wife, Carlotta D. 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:

Being Lot No. 208 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, Page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 208 fronts 123 feet on the westerly side of Homeland Drive and extends back 375 feet on the northerly line and 385 feet on the southerly line to a line in the rear on which it measures 123.45 feet.

Being property conveyed to Cumberland Builders, Inc., by deed from John J. Forte and wife, Ruth Russell Forte, of record in Book 4692, Page 543, Register's Office for Davidson County, Tennessee.

Conveyance subject to restrictions of record in Book 3987, Page453, Register's Office for Davidson County, Tennessee; to easements, setback lines and conditions of owner's certificate as shown on Plan of record in Book 3700, Page 55, said Register's Office; and this conveyance is subject to a permanent easement hereby reserved to Grantors, his heirs and assigns, for installation, upkeep, repair and replacement of a waterline within the northerly ten feet of the easterly 200 feet of the premises.

unimproved ( )
This is improved (X) property, known as 3811 (House Number) Homeland Drive (Street) (P. O. Address) Nashville (City or Town) 37218 (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 this 10th day of May, 19 74

CUMBERLAND BUILDERS, INC.,

by: H. H. Hardaway, Sr.,
President

STATE OF TENNESSEE
Davidson County

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

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of May, 19 74

My commission expires ~~May~~ April 23, 1978

Virginia Reasoner
Notary Public

021.248-8

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

TO

H. E. BALLARD, JR., ET. UX.
CHARLOTTA D. BALLARD

C54093

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

MAY 13 3 19 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 13 74	CONV	65,000.00			
MAY 13 74	S TAX		A*	169.00	
MAY 13 74	PR'FEE		A*	.50	
MAY 13 74	W'DEED		A*	4.00	* 173.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.