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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Virginia Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Richard D. Rivers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 74.

Isabel K. Cooper
Notary Public

MY COMMISSION EXPIRES: October 3 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Crissim & Short, Attys., Court Square Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Alan Ball (NAME)	Security Federal Savings & Loan (NAME)	
1449 Janie Avenue (STREET ADDRESS OR ROUTE NUMBER)	501 Union Street (STREET ADDRESS)	72-4
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	280 Pt

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, W. Richard D. Rivers & wife, Roberta Rivers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Alan Ball and wife, Julia A. Ball

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. 32, "D" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Land in Davidson County, Tennessee, being Lot No. 32, Block "D" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.
Said Lot No. 32 fronts 100 feet on the easterly side of Janie Avenue and runs back between parallel lines 175 feet, more or less, to a dead line.
Being the same property conveyed to Sewell B. Rivers and wife, Minnie Rivers, by two deeds: one from George P. Miller and wife, of record in Book 1316, page 289 and the other from J. K. Street and wife, of record in Book 1372, page 122, both in the Register's Office for Davidson County, Tennessee, both Sewell B. Rivers and wife, Minnie Rivers having since died, and devised to Richard D. Rivers, as devisee under the will of Sewell B. Rivers, deceased, of record in Will Book 110, page 331, Probate Clerk's Office for said County.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

This is ( ) unimproved ( ) improved property, known as 1449 Janie Avenue, Nashville, Tennessee 37216
(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 this 2nd day of October 19 74

Richard D. Rivers

Roberta Rivers

Subscribed and sworn to before me this 2nd day of October 1974.

My Commission Expires October 3, 1976

Isabel K. Cooper
Notary Public

STATE OF TENNESSEE
Davidson County ~~of~~ Henrico ~~Virginia~~

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Richard D. Rivers & wife Roberta Rivers

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Henrico County, ~~Tennessee~~ Virginia, this 2 day of October 19 74

Commission expires October 3, 1976

Isabel K. Cooper
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

C 75792

WARRANTY DEED

FROM
Richard D. Rivers & wife

Roberta Rivers

TO
W. Alan Ball & wife,

Julia A. Ball

IDENTIF. REFERENCE

OCT 23 10 27 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 23 74	CONV	19,500.00		
OCT 23 74	S'TAX		A*	50.70
OCT 23 74	PR'FEE		A*	.50
OCT 23 74	W'DEED		A*	4.00

55.20