BOOK 4867 PAGE 695

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wilton S. Ballard	Fidelity Federal Savings & Loan	Map147-14
(NAME) 685 Brewer Dr.	(NAME) 226 3rd Ave. North	Par 141
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.37211	(STREET ADDRESS) Nashville, Tenn.	6DA-64925
(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.

We, George Bruce Sulfridge and wife, Jackie S. Sulfridge

have this day bargained and sold, and do hereby transfer and convey unto the said Wilton S. Ballard and wife, Karen Lynn Ballard their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 427 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 427 fronts 90 feet on the westerly margin of Brewer Drive and extends back 152.0 feet on the southerly line and 151.5 feet on the northerly line to a rear line on which it measures 84.4 feet thereon.

Being the same property conveyed to George Bruce Sulfridge and wife, Jackie S. Sulfridge by deed from Bill F. Riley, Jr. of record in Book 4334, page 148, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,500.00

Subscribed and sworn to before me, this the 11th day of November 19 74

Affiant

My commission expires: 2-8-1978 (Affix Seal)

Notary Public

This is unimproved (x) improved ( ) property, known as 685 Brewer Dr. (House Number) Nashville, Tenn. 37211 (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 Wilton S. Ballard and wife, Karen Lynn Ballard their 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 Wilton S. Ballard and wife, Karen Lynn Ballard, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 11th day of November, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George Bruce Sulfridge

Jackie S. Sulfridge

This Instrument Was Prepared By

Phillip Saindon (gj)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Bruce Sulfridge and wife, Jackie S. Sulfridge

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 11th day of November, 19 74.

Notary Public

Commission expires 2-8-1978

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.....

NOV13	CONV	31,500.00			
NOV13 S'TAX			A*	81.90	
NOV13 PR'FEE			A*	.50	
NOV13	W'DEED		A*	4.00	* 86.40

362066-0

WARRANTY DEED

FROM

GEORGE BRUCE SULFRIDGE, ET UX

TO

WILTON S. BALLARD, ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C77940

IDENTIF. REFERENCE

Nov 13 9 42 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON