This instrument prepared by:
O. Wade Nelson, Attorney
Nashville, Tennessee

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Wade Horton	SAME	Map 147-14
(NAME:)	(NAME:)	Par 141
685 Brewer Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DU64925
Nashville, Tenn. 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-THREE THOUSAND TWO HUNDRED SIXTY-FOUR & 21/100 ----------($33,264.21)---------- *DOLLARS*

of which Two Thousand Six Hundred ($2,600.00) Dollars has been paid in cash by H. Wade Horton, the receipt of which is hereby acknowledged, and the assumption by the Grantee of balance of note payable to the Fidelity Federal Savings and Loan Association in the principal amount of $30,650.00, secured by Deed of Trust of record in Book 4867, Page 697, Register's Office for Davidson County, Tennessee, on which there is a present balance of $30,664.21,

We, WILTON S. BALLARD, and wife, KAREN LYNN BALLARD *have bargained and sold, and by these presents do transfer and convey unto the said* H. WADE HORTON and his *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. 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 Wilton S. Ballard and wife, Karen Lynn Ballard by deed from George Bruce Sulfridge and wife, Jackie S. Sulfridge of record in Book 4867, Page 695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants and easements of record in Book 3811, page 878, and Book 3822, page 75, and as shown on the Plan of Record in Book 3600, page 71, Register's Office for Said County.

2. Deed of Trust executed by Wilton S. Ballard and wife, Karen Lynn Ballard, dated November 13, 1974, of record in Book 4867, page 697, Register's Office for Davidson County, Tennessee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby).

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 33,264.21

Subscribed and sworn to before me, this the 27 day of August, 19 75

Affiant

My commission expires: 5-8-79 (Affix Seal)

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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unimproved ( )
This is improved (X) property, known as 685 Brewer Street (House Number) (Street) Nashville, Tennessee 37211 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Wade Horton, his *heirs and assigns, forever.*

And we *do covenant with the said* H. Wade Horton *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.* except as aforesaid

And We, Wilton S. Ballard and wife, Karen Lynn Ballard *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. Wade Horton his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* August, *19* 75., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Wilton S Ballard

x Karen Lynn Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. Nash Nelson, a Notary Public in and for said County and State, the within named Wilton S. Ballard and wife, Karen Lynn 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 seal at Nashville, Tennessee, this 22nd day of August, 19 75.

D. Nash Nelson, Notary Public.

Commission Expires 5-8-79

NOTARY PUBLIC

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

Mail: The Pollack Co
3011 Stafford Ave Nash. Tenn
37214

WARRANTY DEED

FROM

WILTON S. BALLARD, ET UX

TO

H. WADE HORTON

AUG 26 75
AUG 26 75 S'TAX
AUG 26 75 PR'FEE
CONV
W'DEED

33,264.21

A* 86.48
A* .50
A* 8.00

D I 0 1 2 8 4 7

IDENTIF. REFERENCE

AUG 26 11 35 AM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

9498