This instrument was prepared by
James R. Wyatt
First American Center
Nashville, Tennessee 37238

BOOK 4952 PAGE 567

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Ballew, et ux (NAME)	Security Federal Savings & Loan (NAME)	Map 142-2
7480 Harness Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Parcel 234
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-five Thousand and No/100 ---------- ---------- ($45,000.00) ---------- *Dollars,*

of which $11,400.00 nas been paid in cash by David L. Ballew and wife, Linda S. Ballew, the receipt of which is hereby acknowledged, and for the remainder the said David L. Ballew and wife, Linda S. Ballew, have assumed and agree to pay an indebtedness in the amount $33,600.00, secured by deed of trust of record in book 4912, page 820, Register's Office for Davidson County, Tennessee,

We, Keith Perryman and M. J. Williams

have this day bargained and sold, and do hereby transfer and convey unto the said David L. Ballew and wife, Linda S. Ballew, their

certain real estate in Davidson County, Tennessee, as follows: (~~successors~~ *heirs and assigns,*

Being Lot No. 262 on the Plan of Cross Timbers, Section 5, as of record in Book 4175, page 115, Register's Office for said County.
Said Lot No. 262 fronts 70.00 feet on the westerly side of Harness Drive and extends back 186.5 feet on the northerly line and 165.9 feet on the southerly line to a dead line, measuring 115.11 feet thereon.
Being the same property conveyed to Keith Perryman and M. J. Williams by deed from T. W. Richard Mayes and wife, of record in Book 4911, page 292, Register's Office for said County.

This conveyance is made subject to 40-foot setback line from Harness Drive, utility anchor easement 2.5x25 feet located on the south front corner of said lot, public utility and drainage easement along the rear line of said lot, said easement being 50 feet wide at the north rear corner and 45.5 feet wide at the south rear corner, and conditions of owner's certificate, as shown on plan of record in Book 4175, page 115, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 4408, page 761, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 12th day of September, 19 75

Affiant

My commission expires: 12/2/78 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

This is improved ( ) unimproved (X) property, known as 7480 Harness Drive (House Number) (Street) Nashville, Tennessee 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

David L. Ballew and wife, Linda S. Ballew, their

~~successors~~

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,* except for taxes for 1975 which are prorated and assumed by grantees, and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David L. Ballew and wife, Linda S. Ballew, their

(~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* September, 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.*

M. J. Williams

Keith Perryman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John T. Holland, II, a Notary Public in and for said County and State, Keith Perryman and M. J. Williams and Nellie J. Williams

the within named 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 12th day of September, 19 75

Commission expires 12/3/78 John T. Holland, II Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

SEP 19 75 CONV 45,000.00
SEP 19 75 S'TAX A* 117.00
SEP 19 75 PR'FEE A* .50
SEP 19 75 W'DEED A* 4.00 * 121.50

D 16296

IDENTIFICATION

Sep 19 10 39 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

WARRANTY DEED

FROM
Keith Perryman and
M. J. Williams

TO
David L. Bailey, et ux