FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1976

Notary Public

MY COMMISSION EXPIRES: 1-17-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. McKelvey, Jr., et ux (NAME)	First Federal Savings & Loan Assoc. (NAME)	130 - 3
632 Royal Oaks Place (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	71
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Kenneth M. Ballew and wife, Mary Lezette Ballew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. McKelvey, Jr., and wife, Amy McKelvey

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. 18 on the Map of a Resubdivision of Royal Oaks, Section "A" of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 227.8 feet on the north line and 228.1 feet on the south line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Kenneth M. Ballew and wife, Mary Lezette Ballew by deed from Ted Richard Kunstling and wife, Frances W. Kunstling of record in Book 4917, page 798, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to First Federal Savings and Loan Association in the original principal amount of $31,000.00, of record in Book 4917, page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 632 Royal Oaks Place (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37205 (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 s this 10th day of August, 1976

Kenneth M. Ballew

Mary Lezette Ballew

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Ballew, and wife, Mary Lezette Ballew

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 10th day of August 1976.

Commission expires 11-7-79

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

WARRANTY DEED

FROM
KENNETH M. BALLEW, and wife,

MARY LEZETTE BALLEW

TO
THOMAS H. McKELVEY, JR., and wife,

AMY McKELVEY

D 62802

IDENTIF. REFERENCE

AUG 11 11 54 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

AUG 11 76	CONV	44,000.00			
AUG 11 76	S'TAX		B*	114.40	
AUG 11 76	PR'FEE		B*	.50	
AUG 11 76	W'DEED		B*	4.00	* 118.90

(please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.