THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: Third National Mortgage Co.
P.O. Box 2628, Nashville, Tn. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Billy J. Ballard and Royda C. Ballard (NAME)	Third National Mortgage Co. (NAME)	147-7-A-53
Unit K-53 4958 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	Nashville, TEnnessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5247 PAGE 428

For and in consideration of the sum of TEN AND NO/100ths----------($10.00)----------
---------- DOLLARS
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

FRANK BUMSTEAD, SUCCESSOR TRUSTEE

JAN30⁷⁸	CONV	26,000.00			
JAN30⁷⁸	S'TAX		B*	67.60	
JAN30⁷⁸	PR'FEE		B*	.50	
JAN30⁷⁸	W'DEED		B*	4.00	* 72.10

have bargained and sold, and by these presents do transfer and convey unto the said BILLY J. BALLARD AND WIFE, ROYDA C. BALLARD ----------

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Unit no. K-53, Parcel 53, in Woodlea Place Townhouses as of record in Book 5050, Page 101, Register's Office for said County, to which Plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Frank Bumstead, Successor Trustee, by deed from Roy Cargile, Trustee, recorded in Book 5201, Page 659, Register's Office for said County.

Subject to the terms and conditions contained in the following: Woodlea Place Declaration of Covenants and Restrictions, Charter of Woodlea Place Home Owner's Association, Inc. By-Laws of Woodlea Place Home Owner's Association, Inc., and the Plan of record for Woodlea Place Townhouses of record in Book 5050, Page 101, said Register's Office

unimproved ( )
This is improved (X) property, known as Unit K-53, 4958 Edmondson Pike
(House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of January, 19 78.

Frank Bumstead, Successor Trustee

BOOK 5247 PAGE 429

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ella M. Pierce, a Notary Public in and for said County and State, the within named Frank Bumstead

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. as successor trustee.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1978.

My commission expires DECEMBER 15, 1980 Notary Public Ella M. Pierce

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 27th day of January, 19 78.

My commission expires DECEMBER 15, 1980 Notary Public Ella M. Pierce

This instrument was prepared by: SEE FRONT	
Name	Address

WARRANTY DEED

FROM

TO

E 48099

IDENTIF. REFERENCE

JAN 30 1 58 PM '78

FELIX P. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RUSH