BOOK 5261 PAGE 716

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 1978.

Notary Public

MY COMMISSION EXPIRES: 12/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Jno. B. Cobb, Jr. Attorney, 105 Stahlman Building, Nashville, Tennessee, from information furnished by the parties.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl F. Ballard	Earl F. Ballard	142-2
Route 4 Highway 96		Part 73 2nd
Franklin, Tenn.		
(NAME) (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	(NAME) (STREET ADDRESS) (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, Robert Hendley and Robert N. Gambill d/b/a Hendley and Gambill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl F. Ballard and wife, Jacqulyn L. Ballard

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:

TRACT I: Being Lot No. 31 on the Plan of Cross Timbers, Section II, of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 31 fronts 100.0 feet on the northerly side of Memphis-Bristol Highway and runs back between lines 238.0 feet on the easterly line and 226.76 feet on the westerly line to a dead line in the rear measuring 100.6 feet.

TRACT II: Being Lot No. 132 on the Plan of Cross Timbers, Section III, of record in Book 4175, page 21, Register's Office for Davidson County, Tennessee, described as follows:

142-2
73

Said Lot No. 132 fronts 96.38 feet on the easterly side of Cross Timbers Drive and runs back between lines 193.6 feet on the northerly line and 214.1 feet to a dead line on the rear on which it measures 64.80 feet.

Being the same property conveyed to Robert Hendley and Robert N. Gambill d/b/a Hendley and Gambill, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 5019, page 624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4064, page 909, and Book 4242, page 758, said Register's Office; and the Plans of record in Book 3700, page 92, and Book 4175, page 21, said Register's Office, which shows Owner's Certificates, certain setback lines and easements.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (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 23rd day of FEBRUARY, 19 78

HENDLEY AND GAMBILL

By Robert Hendley

STATE OF TENNESSEE
Davidson County
WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT HENDLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at FRANKLIN Nashville, Tennessee, this 23rd day of FEBRUARY 19 78

Commission expires 3-29-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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

Robert Hendley and Robert N. Gambill d/b/a Hendley and Gambill

TO

Earl F. Ballard and wife, Jacqulyn Ballard

E 54448

IDENTIF. REFERENCE

MAR 13 2 11 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MAR 13 78 CONV *4,700.00
MAR 13 78 S'TAX B* 12.22
MAR 13 78 PR'FEE B* .50
MAR 13 78 W'DEED B* 4.00 * 16.72

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL:
Williamson County Bank
P.O. Box 220
Franklin, TN 37064