This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5338 PAGE 609

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita Lynne Ball	First Tennessee Bank N. A. Memphis	Map 130-15
(NAME)	(NAME) P. O. Box 474	Parcel 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Anita Lynne Ball and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Gerald Bergtrom and wife, Sydell Bergtrom

have this day bargained and sold, and do hereby transfer and convey unto the said Anita Lynne Ball,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hycrest Acres, Section 2, of record in Book 2133, page 5, Register's Office for said County.

Said Lot No. 9 fronts 126.42 feet on the westerly side of Wayland Drive and runs back 442.8 feet on the southerly line and 487.5 feet on the northerly line, which is a broken line to a line in the rear which measures 178.7 feet.

Being the same property conveyed to Gerald Bergtrom and wife, Sydell Bergtrom, by deed from W. Paul Elledge, unmarried, of record in Book 5000, page 497, said Register's Office.

This conveyance is subject to a 5 x 20 foot utility anchor easement, 10-foot public utility easement, 75-foot minimum building setback line from Wayland Drive, and conditions of Owner's Certificate of record in Book 2133, page 5, said Register's Office; and restrictive covenants of record in Book 1850, page 271, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 15th day of September 19 78

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4509 Wayland Drive, Nashville, Tennessee 37215
(House Number) (Street) 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 Anita Lynne Ball, her *(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 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anita Lynne Ball, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12 *day of* September, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald Bergtrom

Sydell Bergtrom

STATE OF WISCONSIN)
COUNTY OF Milwaukee)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Gerald Bergtrom and wife, Sydell Bergtrom

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 Milwaukee Wisconsin,
this 12 *day of* September, *19*78

Notary Public

Commission expires 7-26-81

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

235193

WARRANTY DEED

FROM
Gerald Bergtrom et ux
TO
Anita Lynne Ball

SEP 18 78	CONV	58,500.00			
SEP 18 78	S'TAX		B*	152.10	
SEP 18 78	PR'FEE		B*	.50	
SEP 18 78	W'DEED		B*	4.00	* 156.60

E 8 9 0 5 5

IDENTIF. REFERENCE

SEP 18 8 07 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238