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5470 02/28 100.70- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Roydia Carroll Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 1979

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Joe Ballard (NAME)	Western Pacific Financial Corporation (NAME)	86-12
453 Rockwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E. Highland Avenue (STREET ADDRESS)	13
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	San Bernardino, California 92402 (CITY) (STATE) (ZIP)	4D 13094

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, ~~Brent Valley Builders, Inc.~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Joe Ballard and wife Roydia Carroll 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:

~~BEING~~ Lot No. 16 on the Plan of Hermitage Woods, Section 3, of record in Plat Book 5050, Page 110, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Brent Valley Builders, Inc., by deed of record in Book 5282, Page 14, Register's Office for Davidson County, Tennessee.

RESTRICTIVE covenants of record in Book 5211, Page 812, and Book 5239, Page 850 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 453 Rockwood Drive (House Number) (Street) Hermitage (P. O. Address) TN (City or Town) 37076 (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 my hand this 24TH day of FEBRUARY, 19 79

BRENT VALLEY BUILDERS, INC.

By: Jim L. Hall, President: Jim L Hall

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STATE OF TENNESSEE }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim L. Hall and _____ with whom I am personally acquainted and who upon (his oath) (themselves oaths) acknowledged (himself) (themselves) to be the president and _____ respectively of the Brent Valley Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Jim L. Hall as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 24TH day of FEBRUARY, 19 79.

My commission expires 1-21-81

Notary Public

WARRANTY DEED

FROM Brent Valley Builders, Inc.

TO Billy Joe Pallard

F. 1. 5. 9. 9. 5.

IDENTIF. REFERENCE

FEB 28 9 11 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217