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BOOK 5402 PAGE 819

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,700

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1979.

Notary Public

MY COMMISSION EXPIRES: 23rd day May, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JEFFREY L. BALLARD et ux (NAME) | SECURITY FEDERAL SAVINGS & LOAN ASSN (NAME) | 133-12-286 |
| 412 Jessie Drive (STREET ADDRESS OR ROUTE NUMBER) | 4235 Hillsboro Road (STREET ADDRESS) | 5DU-10053 |
| Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37215 (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, ~~XXX~~ I, MARBUT GLENN GASTON, JR., TRUSTEE with full power to mortgage, sell, encumber, restrict and/or convey without joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY L. BALLARD and wife, WANDA JOYCE 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Addition to Greenwood Hills, Section 1, as of record in Book 4955, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 84.77 feet on the southerly margin of Jessie Drive and extends back 192.80 feet on the easterly line and 185.40 feet on the westerly line to a dead line in the rear on which it measures 42.70 feet.

Being part of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee with full power to mortgage, sell, encumber, restrict and/or convey without joinder of any beneficiary, by deed from Theodore H. Pailet, Trustee, of record in Book 5248, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the limitations shown on the Plan of record in Book 4955, page 118, Register's Office for Davidson County, Tennessee, and to the restrictive covenants of record in Book 5209, page 325, Register's Office for said County.

~~Unimproved~~ ( )
This is improved ( X ) property, known as 412 Jessie Drive, Antioch, Tennessee 37013
(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 my hand this 6th day of March, 19 79

MARBUT GLENN GASTON, JR., TRUSTEE

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 MARBUT GLENN GASTON, JR., TRUSTEE

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 Nashville, Tennessee, this 6th day of March 19 79.

Commission expires 4-28-80

Barbara McBee
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
MARBUT GLENN GASTON, JR., TRUSTEE

TO
JEFFREY L. BALLARD and wife,
WANDA JOYCE BALLARD

F. I. 7367.
mail
ens.

IDENTIF. REFERENCE

MAR 8 9 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 53700.00- CAMT. | |
| | | | 139.62 CSTAX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK | 144.12- |
| 7234A03/08/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7 3 6 7.

IDENTIF. REFERENCE

MAR 8 9 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]