516 07/31 107.10- CHECK

FORM NO. WD-1 BOOK 5474 PAGE 375

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1979

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. D. Ball et ux (NAME)	Same (NAME)	22W4165
4618 White Owl Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-14
Memphis, Tenn. 38128 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16

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, MILDRED GRAY DUFF and husband, DELMAR RAY DUFF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELINE P. BALL, a life estate, with remainder to WILLIAM DONALD BALL and wife, KARLA M. BALL

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 the southeasterly 80.0 front feet of Lot No. 70 on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for said County.

SAID part of Lot No. 70 fronts 80.0 feet on the southwesterly margin of Forest Avenue and extends back 200.0 feet, more or less, on the northwesterly line and 200.0 feet on the southeasterly line along the northwesterly line of Lot No. 71 to an alley in the rear, measuring 52.7 feet thereon.

BEING the same property conveyed to W.P. Terrell and wife, Lera Mai Terrell by deed from Willette Patton and husband, W.B. Patton of record in Book 675, page 408, said Register's Office. Lera Mai Terrell subsequently died. W.P. Terrell later died, devising the premises to Mildred Gray Duff by his will of record in Book 2536, page 349, said Register's Office.

unimproved ( ) This is improved (X) property, known as 2117 Elliott Avenue, Nashville, Tn. 37204
(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 27th day of July, 1979

Mildred Gray Duff

Delmar Ray Duff

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 Mildred Gray Duff and husband, Delmar Ray Duff

the bargainors, 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 Nashville, Tennessee, this 27th day of July 19 79

Commission expires 11-17-80

Notary Public

STATE OF TENNESSEE
Davidson County

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

MILDRED GRAY DUFF and husband,

DELMAR RAY DUFF

TO

JACQUELINE P. BALL and

WILLIAM DONALD BALL and wife,

KARLA M. BALL

F. 43294

IDENTIF. REFERENCE

JUL 31 4 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8, (bmg)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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
			36000.00- CO	
			93.60 CO TX	
			.50 PRFE	
			6.00 WDED	
			CHECK 100.10-	
0516A07/31/79			BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 432 94

IDENTIF. REFERENCE

JUL 31 4 14 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701131