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

WARRANTY DEED

BOOK 5640 PAGE 423

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mildred Faye Carden (NAME)	First Tennessee Bank N. A. Memphis (NAME)	83-13-389
1503 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

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

We, Carl Ballard and wife, Helen Burns Ballard

have this day bargained and sold, and do hereby transfer and convey unto the said Mildred Faye Carden

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 53, Block "G" on the Plan of the Lindsley Home Place, as of record in Book 2, page 92, Chancery Court of said County.

Said Lot No. 53 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines, 160 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Carl Ballard and wife, Helen Burns Ballard by deed from Mallernee Realty Company, Inc., of record in Book 2813, page 147, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,900.00

Subscribed and sworn to before me, this the 14th day of Augsut 19 80

Affiant Mildred Faye Carden

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Moran

This is improved ( ) unimproved ( ) property, known as 1503 Russell Street, Nashville, Tennessee 37206 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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.

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

Whenever 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 hands this 14th *day of* August, 19 80.., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl Ballard

Carl Ballard

Helen Burns Ballard

Helen Burns Ballard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran *a Notary Public in and for said County and State,* Carl Ballard and wife, Helen Burns Ballard

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 Nashville, *Tennessee this* 14th *day of* August, *19* 80

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

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

WARRANTY DEED 23957

FROM
Carl Ballard and wife,
Helen Burns Ballard
TO
Mildred Faye Carden

G 0 3 6 3 0

IDENTIF. REFERENCE

AUG 21 10 03 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5640 PAGE 425

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27900.00- CO	
			72.54 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	79.04-
7152A08/21/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 3630

IDENTIF. REFERENCE

AUG 21 10 03 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775177