ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy J. Ballard, et ux	Security Federal Savings & Loan Assoc.	53-9A 19
Unit 1444 Neely's Bend Villas (NAME)	4235 Hillsboro Road (NAME)	IID 91565
1444 E. Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5653 PAGE 383

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS

Cash in hand paid by BILLY J. BALLARD AND WIFE, ROYDA C. BALLARD, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JACK DRIVER AND SON, INC., a Tennessee Corporation

have bargained and sold, and by these presents do transfer and convey unto the said

BILLY J. BALLARD AND WIFE, ROYDA C. BALLARD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1444 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Jack Driver and Son, Inc., a Tennessee Corporation, by deed from Wallace R. Driver and wife, Lucille C. Driver, and William H. Howell, Trustee, of record in Book 5555, page 90, said Register's Office.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Neely's Bend Villas, of record in Book 5625, page 1, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1444 E. Cedar Lane, Unit 1444 Neely's Bend Villas (House Number) (Street)

Madison, Tennessee 37115 (P. O. Address) (City or Town) (Zip Code)

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.

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 16th day of September, 1980.

JACK DRIVER AND SON, INC.,

BY: Kenneth Driver Pres.

STATE OF TENNESSEE
COUNTY OF ______________

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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 ______________, this ______ day of ______________, 19____.

My commission expires ______________ Notary Public ______________

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Driver ~~XXX~~ Treasuror with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Treasuror XXX XXXXXXXX of the Jack Driver and Son, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such Treasuror XXXX, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Kenneth Driver as such Treasuror

~~and attesting the same by the said~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and seal, at office in Nashville, Tennessee, this 16Th day of September, 19 80.

Paul D. Reagan
Notary Public

Commission expires May 31, 1982

NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,950.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Billy J. Ballard

Sworn to and subscribed before me this 16th day of September, 19 80.

My commission expires May 31, 1982 Notary Public Paul D. Reagan

NOTARY PUBLIC AT LARGE STATE

This instrument was prepared by:	
R. Garry Chaffin, Attorney, 4235 Hillsboro Road, Suite 206, Nashville, Tn. 37215	
Name	Address

WARRANTY DEED

FROM

JACK DRIVER AND SON, INC.,
a Tennessee Corporation

TO

BILLY J. BALLARD AND WIFE,
ROYDA C. BALLARD

G08642

mail

IDENTIF. REFERENCE

SEP 19 9 41 AM '80

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
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	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
			43950.00- CO	
			114.14 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 120.64-	
3330A09/19/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G08642

T

IDENTIF. REFERENCE

Sep 19 9 41 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 781157