BOOK 5775 PAGE 319

Form No. WD-1

9033 07/28 23.40- CHECK

PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 1981.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl F. Ballard	New Owner	MAP 142-11
(NAME)	(NAME)	
Rt. 4, Hwy. 96 West		PARCEL 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tn. 37064		9D-23900
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl F. Ballard and wife Jacqulyn Lavern Ballard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT

Being Lot 57, Valley West S/D, Section Two, of record in Plat Book 3600, Page 86, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C & S Builders, Inc. from MEC, Co., by installment deed of record in Book 4400, Page 544, said Register's Office.

This conveyance is subject to any and all recorded easements, set-back lines, zoning regulations and restrictions.

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

352544

T
IDENTIF. REFERENCE

Jul 28 10 59 AM '81
FEE $ 2.00 BOOK 5775 REGISTER
DAVIDSON COUNTY, TENN.

RUSH

unimproved / This is improved (XX) property, known as Colece Jean Road (House Number) (Street) Nashville, TN 37221 (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 heir 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 ~~my~~ hand ~~s~~ this 30TH day of JUNE, 19 81

C & S Builders, Inc.
David V. Toffee
Executive Vice-President

C & S Builders, Inc.
Alphonse H. Davis
Vice-President

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STATE OF TENNESSEE
Davidson County

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
Davidson County

Before me, he undersigned a Notary Public within and for the State and County aforesaid, personally appeared David V. Yoffee and Alphonse H. Davis ~~his oath~~ himself with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Executive Vice-President and Vice-President respectively of the C & S Builders, Inc. the within named bargainer, and corporation, and that ~~(he)~~ (they) as such Executive Vice-President and Vice-President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David V. Yoffee as such Executive Vice-President, and attesting the same by the said Alphonse H. Davis as such Vice-President

Witness my hand and official seal at office at Nashville on this the 30TH day of JUNE 19 81.

My commission expires 1-22-84

Notary Public

WARRANTY DEED

FROM
C & S Builders, Inc.

TO
Earl F. Ballard

EDWARD SEDDON
ATTORNEY · AT · LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5775 PAGE 321

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
			6500.00-	CO
			16.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	23.40-
9033A07/28/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052544

IDENTIF. REFERENCE

JUL 28 10 59 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834854