ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Cynthia Leigh Darby (NAME)	ARVIDA Mortgage Company (NAME)	142-2
7320 Hwy 70S (STREET ADDRESS OR ROUTE NUMBER)	1321 US Hwy 19 So. Suite 600 (STREET ADDRESS)	73
Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	Clearwater FL 33518 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5795 PAGE 752

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

cash in hand paid, and for the further consideration of the assumption of the remaining unpaid balance of a certain promissory note dated October 24, 1980, in the original principal balance of $68,950.00 executed by Earl F. Ballard and wife, Jacquelyn Ballard, payable to Federated Financial Mortgage Corporation, said note being secured by Deed of Trust of record in Book 5674, Page 938, Register's Office for Davidson County, Tennessee, and for the further consideration of the release and satisfaction of personal obligations in the form of loans totaling $10,000.00 made to the Grantors herein by the Grantee, and for other good and valuable considerations, the receipt for all of which is hereby acknowledged, we,

EARL F. BALLARD and wife, JACQUELYN L. BALLARD,

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

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

BEING Lot No. 31 on the Plan of Cross Timbers, Section II, of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100.0 feet on the northerly side of Memphis-Bristol Highway and runs back between lines of 238.0 feet on the easterly line and 226.76 feet on the westerly line to a dead line in the rear measuring 100.6 feet.

BEING part of the same property conveyed to Earl F. Ballard and wife, Jacquelyn L. Ballard, by deed from Robert Hendley and Robert N. Gambill d/b/a Hendley and Gambill of record in Book 5261, Page 716, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7320 (House Number) Hwy 70S (Street)

Nashville, TN (City or Town) 37221 (Zip Code)

(P. O. Address)

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 3rd day of September, 1981.

Earl F. Ballard

Jacquelyn F. Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl F. Ballard and wife, Jacquelyn L. Ballard,

the 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 3rd day of September, 19 81.

My commission expires July 23, 1984 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 88,514.57
This is equal to or greater than the property would bring at a fair and voluntary sale.

Cynthia L. Darby

Sworn to and subscribed before me this 3rd day of September, 19 81.

My commission expires July 23, 1984 Notary Public

This instrument was prepared by:

Timothy R. Turner, Attorney, 237 Old Hickory Blvd., Nashville, Tennessee 37221

Name Address

RUSH

8514 WARRANTY DEED CHECK 25617 236.50

FROM EARL F. BALLARD and wife,

TO JACQUELYN L. BALLARD

CYNTHIA LEIGH DARBY

360306

IDENTIF. REFERENCE

SEP 17 9 42 AM '81

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR BOOK 5795 PAGE 754

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
			66514.57- CO	
			230.10 CO TX	
			.50 PRFEE	
			6.00 WDEED.	
			CHECK 236.60-.	
			8514AU9/17/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660306

IDENTIF. REFERENCE

SEP 17 9 42 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 843992