Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5867 PAGE 315

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Ballard and wife, Janice F. Ballard (NAME)	New York Guardian Mortgagee Corp. (NAME)	147-10
5009 W. Durrett Drive (STREET ADDRESS OR ROUTE NUMBER)	14 Front Street (STREET ADDRESS)	#51
Nashville, Tennessee (CITY) (STATE) (ZIP)	Hempstead, NY 11550 (CITY) (STATE) (ZIP)	6DU-42215

FOR AND IN CONSIDERATION of the sum of Ten and No /100 ($10.00)---------- ---------- *Dollars,* and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Metropolitan Mortgage Fund, Inc., secured by a deed of trust of record in Book 5799, page 198, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

DAVID A. DARROHN and wife, STEPHANIE S. DARROHN

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

DAVID L. BALLARD and wife, JANICE F. BALLARD

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. 296 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, page 16, Register's Office for said County.

Said Lot No. 296 fronts 81 feet on the northerly side of West Durrett Drive and runs back 136.6 feet on the westerly line and 150.8 feet on the east line, which is a broken line, measuring 126.8 feet thereon.

Being the same property conveyed to David A. Darrohn and wife, Stephanie S. Darrohn, by deed from Thomas P. Giese and wife, Carol A. Giese, of record in Book 5799, page 195, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,663.98

Subscribed and sworn to before me, this the 30th day of March 1982

My commission expires: 4/22/84 (Affix Seal)

Affiant: David L. Ballard

Notary Public: Judith Bowden

This is improved ( ) unimproved (X) property, known as 5009 West Durrett Drive, Nashville, Tennessee (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. except for 1982 taxes; deed of trust in Bk.5799,p.198; plan of record in Bk.3300,p.16; restrictions in Bk.3279,p.556

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 30th *day of* March, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David A. Darrohn

Stephanie S. Darrohn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* David A. Darrohn and wife, Stephanie S. Darrohn

*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* 30th *day of* March, *19*82

Pamela Bumpus *Notary Public*

Commission expires 4/22/84

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 .....

9436

G 8.5 1-6 7

IDENTIF. REFERENCE

Mar 30 2 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

David A. Darrohn et ux

TO

David L. Ballard et ux

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			52663.93- CO 137.02 CO TX .50 PRFEE 6.00 MOELD CHECK 143.52- 9436A03/30/82 RAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.5 1.6 7

IDENTIF. REFERENCE

MAR 30 2 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873685