BOOK 6055 PAGE 252

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$69,900.00 Mary Erickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 1983

Patsi B. Gregory
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATSI B. GREGORY, Attorney, # 713, 211 Union Street, Nashivlle, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Ballard (NAME)	Fidelity Federal Savings & Loan (NAME)	out of
3101 A Wellington Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	104-6-304
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	21W05915

FOR AND IN 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, Wellington Place Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Ballard and J. L. Ballard

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

BEING Unit No. 2 on the Revised Condominium Site Plan for Wellington Place, as of record in Book 5200, page 488, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING a part of the same property conveyed to Wellington Place Limited Partnership by deed from Roy O. Elam, Jr. and William H. Oliver of record in Book 5929, page 731, said Register's Office.

This conveyance is made subject to the terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Willington Place Homeowners Association of record in Book 5994, page 119, said Register's Office, as re-recorded in Book 5999, page 356, said Register's Office, including the plan of record in Book 5200, page 488, said Register's Office and the By-Laws of Wellington Place Homeowner's Association of record in Book 5999, page 384, said Register's Office.

H 4 7 3 3 4

IDENTIF. REFERENCE

MAY 12 10 27 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (xxx) property, known as 3101A Wellington Place Nashville, TN
(House Number) (Street) (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 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. 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 hands this 9th day of May, 1983

Bryan Stanley
Bryan Stanley, General Partner

H. A. Bartlett Gen'l Ptn
H. A. Bartlett, General Partner

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, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Bryan Stanley and H. A. Bartlett, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be general partners of Wellington Place Limited Partnership, the within named bargainor, a limited partnership, and that they as such general partners, being authorized so to do, exeucted the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 1983.

My Commission Expires: 1/19/86

Patsi Bat Barrett
Notary Public

NOTARY PUBLIC
STATE OF TENN.

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6055 PAGE 254

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69900.00- CO	
			181.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 183.24-	
			6893A06/12/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 3 3 4

IDENTIF. REFERENCE

MAY 12 10 27 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948399