*SPECIAL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald Ballard & wife, Edith Davis Ballard	National Mortgage Company (NAME)	Map 149-5
4761 Terragon Trail (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 167
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38118 (CITY) (STATE) (ZIP)	

BOOK 6281 PAGE 29

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~~ Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Ballard and wife, Edith Davis 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 Lot No. 85 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, as amended in Book 5364, page 778, Register's Office for said County.

Said Lot No. 85 fronts 112.27 feet along a curve on the easterly margin of Terragon Trail and extends back 134.19 feet on the north-easterly line and 123.01 feet on the southerly line to a dead line in the rear, measuring 21.00 feet thereon.

Being the same property conveyed to Commerce Union Bank, by Successor Trustee's Deed from T. Larry Edmondson, Successor Trustee, of record in Book 5922, page 227, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Special Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5359, page 879, said Register's Office, payable to National Mortgage Company.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 5179, page 214, said Register's Office.
3. The Plan of record in Book 5200, page 18, and amended in Book 5364, page 778, said Register's Office.
4. The above deed of trust assumed by Grantees.

*All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

unimproved ( )
This is improved (XX) property, known as 4761 Terragon Trail, Antioch, Tennessee 37013
(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 successors, assigns 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 its hand this 27th day of April, 19 84

ATTEST: COMMERCE UNION BANK

BY: [illegible] AVP BY: [illegible] Sr. V. President

Form 3

STATE OF _____)

COUNTY OF _____)

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.

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Witness my hand and official seal at _____ this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J.H. Bishop and David Wells, with whom I am personally acquainted and who upon their several oaths) acknowledged (themselves) to be the Sr. Vice Pres and Ass't Vice Pres respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. Vice Pres and Ass't Vice Pres, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J.H. Bishop as such Sr. Vice Pres, and attesting the same by the said David Wells as such Ass't Vice Pres

WITNESS my hand and official seal at office at Nashville, Tennessee on this 27 day of April, 19 84.

My Commission Expires: 1-30-85

Carol W. Rivers
Notary Public

*SPECIAL

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Ronald Ballard and wife, Edith Davis Ballard

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

APR 30 11 03 AM '84

8798111

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 44,867.73

Ronald Ballard

Subscribed and sworn to before me this 27 day of April, 19 84

My Commission Expires: 7/2/85

Carol W. Rivers
Notary Public

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

44667.73- CAMT.
116.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.24-
2378A04/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 30 11 09 AM

No. 32018