BOOK 6352 PAGE 779

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$50,000.00 Jeffery S Ball, Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 1984.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery S. Ball, Sr. (NAME)	Commerce Union Bank (NAME)	14D-02340
5756 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map 29
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 97

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, Joseph D. McGinnis, Jr. and Mary Emma Miller, heirs of Catherine Elizabeth McGinnis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery S. Ball, Sr. and wife, Diann J. Ball

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:

LAND in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, February 4, 1950, as follows:

Beginning at a point on the northerly margin of Highway No. 112, said point being in the eastern boundary line of a tract of land conveyed to James M. McCormick, of recordin Book 1085, page 393, Register's Office for said County; thence with the eastern boundary line of said McCormick property, North 30° East 168 feet to a point, North 55° West 195 feet to a post, North 2° West 492 feet to an elm and North 67° East 368 feet to a beech; thence South 19° East 190 feet to a poplar; thence South 12° West 367 feet to a sassafras; thence South 12° West 262 feet to an iron pin; thence South 28° West 166.5 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said Highway, North 62° West 100 feet to the beginning, containing 5.08 acres, more or less.

BEING the same property conveyed to Joseph D. McGinnis and wife, Catherine E. McGinnis by deed from Robert E. Moore and wife, of record in Book 1846, page 157, Register's Office for said County. The said Joseph D. McGinnis having predeceased Catherine E. McGinnis.

This is unimproved ( ) improved (xx) property, known as 5756 Clarksville Highway, Joelton, TN 37080
(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 my hand this 12th day of July, 19 84

JOSEPH D. McGINNIS, JR: Joseph D. McGinnis, Jr.

MARY EMMA MILLER: Mary Emma Miller

Witness my hand this 16th day of July, 1984.

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STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph D. McGinnis, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Texas ~~Tennessee~~, this 12 day of July 19 84

Commission expires _____

Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JOSEPH D. McGINNIS, JR. AND
MARY EMMA MILLER

TO
JEFFERY SCOTT BALL, SR.

I 40831

RUSH

IDENTIF. REFERENCE

AUG 3 11 01 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Emma Miller, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this the 16th day of July, 1984.

Notary Public

My Commission Expires: February 18, 1985

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6352 PAGE 781

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
			50000.00- CAHT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
9422A08/03/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 8 3 1

IDENTIF. REFERENCE

AUG 3 11 01 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0058301