THIS INSTRUMENT PREPARED BY: East End Title & Escrow Mail
907 Two Mile Parkway, Building E, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6383 PAGE 604

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANE EAKES	FIRST SECURITY REALTY SERVICES	Map 86-12
(NAME) P.O. Box 140510	P.O. Box 4650 (NAME) 405 South Main Street, 8th Floor	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37214 Tenn	(STREET ADDRESS) Salt Lake City, Utah 84110	4D 13094
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....TEN AND NO/100.....
.....($10.00)..... *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness which is of record in Book 5399, page 373, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless therefrom,

BILLY JOE BALLARD AND ROYDA CARROLL BALLARD, by and through their Attorney-In-Fact, VIRGINIA LANKFORD, pursuant to Power of Attorney, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said .....
JANE EAKES, hereinafter referred to as Grantee,
her ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hermitage Woods, Section 3, of record in Plat Book 5050, page 109, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Billy Joe Ballard and wife, Royda Carroll Ballard, by deed from Brent Valley Builders, Inc., of record in Book 5399, page 371, Register's Office for Davidson County, Tennessee.

Virginia Lankford executes this instrument as Attorney-In-Fact for Billy Joe Ballard and wife, Royda Carroll Ballard, pursuant to Special Power of Attorney, which is recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,900.00

Subscribed and sworn to before me, this the 13 day of September 19 84

Affiant

My commission expires: 4/21/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 453 Rockwood Drive, Hermitage, TN 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantee,
her ..... *(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.*

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee,
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 13 *day of* September, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Billy Joe Ballard By Virginia Lankford, Attorney in Fact

Royda Carroll Ballard By Virginia Lankford, Attorney in Fact

1327
09/17/84-12844- CHECK #1361

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and official seal at .....Hendersonville..... Tennessee, this .....13..... day of .....September..... , 19 84.....

Carolyn J. Waddey
Notary Public

Commission expires .....4/21/85.....

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 .....

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 VIRGINIA LANKFORD, to me known to be the person who executed the foregoing instrument on behalf of BILLY JOE BALLARD AND WIFE, ROYDA CARROLL BALLARD, and acknowledged taht she executed the same as the free act and deed of the said BILLY JOE BALLARD AND WIFE, ROYDA CARROLL BALLARD, for the purposes contained therein.

WITNESS my hand and official seal this the 13 day of September, 1984.

Carolyn J. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85

WARRANTY DEED
FROM
TO
IDENTIFICATION REFERENCE
SEP 17 2 35 PM '84
FELIX A. ROSS REGISTER
DAVIDSON COUNTY, TN
150 1.67

OFFICIAL RECEIPT

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

BOOK 6383 PAGE 606

RECEIVED OF _____

FOR _____

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

46900.00- CAMT.
121.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.44-
1027A09/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-50 I:6 7:

IDENTIF. REFERENCE

SEP 17 2 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069541