Prepared by & return to

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6546 PAGE 269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FORM NO. WD-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Ernest D. Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 2/15/88

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys, C-301, 2002 Richard Jones Rd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest D. Petty (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	147-7B-53
Unit K-53, 4958 Edmondson Pk. (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	6DU-27582
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	

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, Billy J. Ballard and wife, Royda C. Ballard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest D. Petty, a single person

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:

Unit K-53, Parcel 53, in Woodlea Place Townhouses as of record in Book 5050, page 101, Register's Office for said County, to which Plat reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Billy J. Ballard and wife, Royda C. Ballard by deed from Frank Bumstead, Successor Trustee, of record in Book 5247, page 428, Register's Office for Davidson County, Tennessee.

J00972

IDENTIF. REFERENCE

MAY 1 2 24 PM '85

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as Unit K-53, 4958 Edmondson Pike, Nashville, Tennessee 37211
(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 26th day of April, 19 85

Billy J. Ballard

Royda C. Ballard

STATE OF ~~TENNESSEE~~ California
~~XXXXXX~~ County
Los Angeles

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy J. Ballard and wife, Royda C. Ballard

the 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 City California, ~~Tennessee~~, this 26th day of April 19 85

Commission expires Sept. 14, 1985

Notary Public

OFFICIAL SEAL
BETTY L PANEK
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires SEP 14, 1985

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 (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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

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

34000.00- CAMT.
88.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.90-
3407A05/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J00972

IDENTIF. REFERENCE

MAY 1 2 24 PM '85

DAVIDSON COUNTY, TN REGISTER

No. 130210