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Box 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 19,200.00
Becky J. Johnson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 1985
L. Chandler
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,200.00
Stanley L. Evans
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 1985
Patricia Spicer Carden
Notary Public
MY COMMISSION EXPIRES 7-8-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James Beene et al (NAME) | Bailey Mortgage Company (NAME) | 20W 26084 |
| 4100 Home Haven (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 22784 (STREET ADDRESS) | 082-07-0 |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | Jackson, Miss (CITY) (STATE) (ZIP) | 371.00 |

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 Ray Ballard, Trustee, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & E Investments, a partnership composed of James Beene and Stanley L. Evans

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 Davidson County, Tennessee, being Lot No. 15 on the plan of Village Manor, of record in Book 3300, page 55, Register's Office for said County.

Said Lot No. 15 fronts 18.33 feet on the easterly margin of North Fourth Street and extends back 159.04 feet on the northerly line and 159.04 feet on the southerly line to a dead line in the rear, measuring 18.33 feet thereon.

Being the same property conveyed to Billy Ray Ballard, Trustee, by deed from Daniel J. Wooten, Jr. and wife, Celestine Wooten of record in Book 4120, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3368, page 23; Book 3375, page 261; Book 3399, page 276, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that a part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in Book 3543, page 43, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Rose Ballard, wife of Billy Ray Ballard, Trustee, joins in this conveyance for the purpose of conveying any interest she may have in the subject property by reason of her marital rights.

This is ( ) unimproved (X) improved property, known as 629 Lischey Avenue (House Number) (Street) Nashville, TN 37207 (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 hand s this 6th day of May, 1985

Billy Ray Ballard
Billy Ray Ballard, Trustee

Rose C. Ballard
Rose Ballard

**INDIVIDUAL ACKNOWLEDGEMENT**

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State of ~~Tennessee~~ Mississippi

County of Hinds

Personally appeared before me, the undersigned, a Notary Public of said county, Billy Ray Ballard, Trustee, and wife, Rose Ballard

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 6th day of May, 19 85

Jeanette Bellamy
NOTARY PUBLIC

My commission expires:
My Commission Expires Dec. 15, 1988

13-11-88

JEANETTE BELLAMY NOTARY PUBLIC HINDS COUNTY, MISS.

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as

WITNESS my hand and seal, at office in

this day of , 19 .

NOTARY PUBLIC

My commission expires:

J. I. 2 8 3 5.

IDENTIF. REFERENCE

FILED
JUN 13 12 32 PM '85
DAVIDSON COUNTY, TN
REGISTER

$0.00

WARRANTY DEED

FROM

Billy Ray Ballard, Trustee

TO

B & E Investments, a partnership composed of James Beene and Stanley L. Evans

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

# 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 |
|---|---|---|---|---|

19200.00- CONT.
49.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 56.42-
8010A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 8 3 5

IDENTIF. REFERENCE

JUN 13 12 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144442