STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6709 PAGE 417

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

G. Ruffin Chandler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 86 1986.

Notary Public

~~NOTARY PUBLIC~~
~~MY COMMISSION EXPIRES:~~ Aug 16, 1987
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

J.L.BALLARD, Attorney, 1400 N. Harbor Blvd. #400, Fullerton, CA 92635

Name	Address	
ADDRESS NEW OWNER(S) AS FOLLOWS: G. Ruffin Chandler	SEND TAX BILLS TO: G. Ruffin Chandler	MAP-PARCEL NUMBERS Field Book-
(Name) 3620 Club Court	(Name) 3620 Club Court	21W-05933 Map 104-06-D
Street Address or Route #) Madisonville, Ky 42431	(Street Address) Madisonville, Ky 42431	Parcel 2
City) (State) (P.O.Zip)	(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, JEFFREY L. BALLARD and J. L. BALLARD HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. RUFFIN CHANDLER 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 Unit No. 2 on the Revised Condominium Site Plan for Wellington Place, of record in Book 5200, page 488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Ballard and J. L. Ballard, by deed from Wellington Place Limited Partnership, of record in Book 6055, page 252, Register's Office of Davidson, County, Tennessee.

This conveyance is made subject to the terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Willington Place Homeowners Association of record in Book 5994, page 119, said Register's Office, as re-recorded in Book 5999, page 356, said Register's Office, including the plan of record in Book 5200, page 488, said Register's Office and the By-Laws of Wellington Place Homeowner's Association of record in Book 5999, page 384, said Register's Office.

Unimproved ( )
This is improved (xx) property, known as 3101A Wellington Place,
(House Number) (Street)

Nashville, TN 37212
(City or Town)(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel or 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 17 day of January, 1986

JEFFREY L. BALLARD

J. L. BALLARD

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

On January 17, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared J. L. BALLARD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
JAMIE L. SEGURA
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Commission Expires Oct. 4, 1987

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

My Commission expires Oct 4 1987.

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 JEFFREY L. BALLARD, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness may hand and official seal at Nashville, Tennessee, this 22 day of January, 1986.

My Commission Expires April 17, 1988

Notary Public

7-13332

IDENTIFICATION REFERENCE

JAN 24 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6769 PAGE 413

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

[illegible] 8-
[illegible]
.50
6.00
CHECK 814.50-
B070A01V24/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1332

IDENTIFICATION REFERENCE

JAN 24 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213565