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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF July 1986

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys.; #130, One Burton Hills Blvd.; Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Ballew	Leader Federal	117-2
(NAME)	(NAME)	
2402 Sharondale Drive	158 Madison Avenue	27.01 & 27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215	Memphis, Tn. 37103	
(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, Perry A. Michel and wife, Alda L. Michel and Lula F. Nichols (Perry A. Michel is also known as P. A. Michel)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth M. Ballew

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:

Tract I: Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly part of lot no. 15 on the plan of Sharondale, as of record in Book 332, page 119, Register's Office for Davidson County, Tennessee. Said part of lot no. 15 fronts 50 feet on the northerly side of Sharondale Drive and runs back 272 feet on the easterly line and 280 feet on the westerly line to the southerly line of a part of the property conveyed to E. A. Robertson Jr. by deed from C. E. Francis and wife, of record in book 1812, page 377.

TRACT II: Land in Davidson County, Tennessee, being the northeasterly part of lot no. 15 on the plan of Sharondale, as of record in Book 332, page 119, said Register's Office. Said part of lot no. 15 fronts 100 feet on the southerly margin of the Tennessee Central Railroad right-of-way propevty, and extends back 158 feet on the easterl line and 172 feet on the westerly line to a dead line, measuring 100 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IF THE FOLLOWING: Beginning at a point in the east boundary of this property, said boundary intersecting the north margin of Sharondale Drive westwardly 375 feet along the said north margin from the east nargin of Woodlawn Drive, said point being along the said east boundary north 43 deg. 18 min. east 323.7 feet from the said north margin, thence north 38 deg. 30 min. west 99.5 feet to a point; thence north 43 deg. 30 min. east 96.6 feet to a point in the west right-of-way of the Tennessee Central Railroad; thence along the said Right-of-way **** continued on back***

This is unimproved ( ) improved ( ) property, known as 2402 Sharondale Dr.; Nashville, Tn. 37212
(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 hand s this 28 day of July, 19 86

P. A. Michel
Perry A. Michel

Lula F. Nichols
Lula F. Nichols

Alda L. Michel
Alda L. Michel

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry A. Michel and wife, Alda L. Michel and Lula F. Nichols

(Perry A. Michel is also known as P. A. Michel)

the bargainors, 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 Nashville, Tennessee, this 28th day of July 19 86

Commission expires 4-14-87

Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

RECEIVED
JUL 28 2 41 PM '86
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFIED FOR REFERENCE
Jeffrey S. Walt, Attorney

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

0 2 0 4 2 5 4

*****continuation****along a curve left having a radius of 1482.4 feet for 100 feet, to a point in the said south boundary; thence along the said south boundary south 43 deg. 18 min. west 90.0 feet to the point of beginning and containing 9,306 square feet.

Being the same property conveyed to the grantors by deed of record in Book 6686, page 966, said Register's Office.

As a part consideration for this transaction is a seperate agreement by the grantee to assume the debt as secured by the deed of trust of record in Book 6686, page 957, said Register's Office.

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

2986A07/28/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25420

IDENTIFI REFERENCE

JUL 28 2 41 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 276241