VIII-H-14 JRR/aw

B0435

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

BOOK 7048 PAGE 15

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to: NAME OF MORTGAGEE:	Map/Par. No.
ROBERT A. BALLARD et ux	BAILEY MORTGAGE COMPANY	6DU 24555
625 Dunston Drive	200 S. Lamar St.	
Nashville TN 37211	Jackson, MS 39201	

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, MARILYN JOYCE DICKENS, Administratrix Cum Testamento Annexo of the Estate of MILDRED S. INMAN, Deceased, and Guardian of Mike Hanna Inman, a minor, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT A. BALLARD and wife, ALYCE W. BALLARD, as tenants by the entireties, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD 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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself/her heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by MARILYN JOYCE DICKENS, Administratrix Cum Testamento Annexo of the Estate of Mildred S. Inman, Deceased, and as Guardian of Mike Hanna Inman, a minor, and does not extend to any previous time thereto.

66098

IDENTIFI REFERENCE

Nov 24 8 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of November 1986.

Marilyn Joyce Dickens
MARILYN JOYCE DICKENS,
Administratrix Cum Testamento
Annexo of the Estate of
MILDRED S. INMAN, Deceased

Marilyn Joyce Dickens
MARILYN JOYCE DICKENS,
Guardian of Mike Hanna Inman,
a minor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN JOYCE DICKENS, Administratrix of the Estate of MILDRED S. INMAN, Deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of November 1986.

Notary Public

My commission expires 7/18/87

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN JOYCE DICKENS, Guardian of MIKE HANNA INMAN, a minor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of November 1986.

Notary Public

My commission expires 7/18/87

VIII-H/15 JRR/aw

BOOK 7048 PAGE 17

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 651 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 651 fronts 69.8 feet on the West side of Dunston Drive and runs back 157.5 feet on the North line and 169.6 feet on the South line, to a dead line in the rear, which is a broken line, on which it measures 105.45 feet.

Being the same property conveyed to Hill D. Inman and wife, Mildred Inman, by deed from James G. Holder and wife, Betty T. Holder, as shown of record in Book 4258, page 639, Register's Office for Davidson County, Tennessee.

The said Hill D. Inman predeceased Mildred Inman, and his estate was administered in Probate Court, Rule No. _____, Davidson County, Tennessee. The said Mildred S. Inman died 16 September 1985; and her estate is being administered in the Probate Court for Davidson County, Tennessee, under Rule No. 77340. This transfer is made by the undersigned and authorized by an Order of Sale dated 13 November 1986, as shown of record in Minute Book _____, page _____, Probate Court for Davidson County, Tennessee.

This is improved property, known as 625 Dunston Drive, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer, is $ 65,500.00.

M. Kelly Tisch, Jr. Affiant

Subscribed and sworn to before me this 14 day of November 1986.

Notary Public

My commission expires: 7/18/87

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

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

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 18

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
			65[illegible].00 CANT.	
			183.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	192.90-
			92174 11/24/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66098

IDENTIFT REFERENCE

Nov 24 8 33 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No15098