This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 7051 PAGE 249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Thomas Ballard, III (NAME)	Home Savings of America, F.A. (NAME)	
318 Blackman Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	MAP 147-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7075 (CITY) (STATE) (ZIP)	PARCEL 112

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- Dollars,

Cash in hand paid by R. Thomas Ballard, III and wife, Norma Jean Crippen Ballard and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Annie M. Yeaman

have this day bargained and sold, and do hereby transfer and convey unto the said R. Thomas Ballard, III, and wife,

Norma Jean Crippen Ballard

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the northerly side of Blackman Road and runs back 164.8 feet on the easterly line and 166.1 feet on the westerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to W. S. Yeaman and wife, Annie M. Yeaman, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3310, page 609, Register's Office for Davidson County, Tennessee, the said W. S. Yeaman having since died.

6.7.147.

IDENTIFICATION REFERENCE

Nov 26 9 18 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 87,500.00

Subscribed and sworn to before me this the 21st day of November 19 86

Affiant Norma Jean Crippen Ballard

My commission expires: 10/8/87 (Affix Seal)

Notary Public

Unimproved (..)
This is improved (✓) property, known as 318 Blackman Road, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st day of November, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHECK

Annie M. Yeaman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*__

_____ *Notary Public*

Commission expires 7/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____*self to be* _____ *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* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM.

Betty H. Yeaman

TO

J. Thomas Ballard, III et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

0750 .50- CANT.
245.00 CSTAX
.50 PRFE
6.00 WDE T
CHECK 251.50-
04/24/86/86 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67147

IDENTIFICATION REFERENCE

Nov 26 9 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16266