Deed

LOAN # 013694-8

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS:
C. ERVIN FEEMSTER ET UX	FIRST WACHOVIA MORTGAGE COMPANY	6DU 65888
(NAME)	(NAME)	
5049 North Hilson Drive	P. O. Box 3174	161-3-135
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Winston-Salem, N. C. 27102	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7074 PAGE 610

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $37,750.00 securing Commerce Union Bank of record in Book 5365, page 391, Register's Office for Davidson County, Tennessee, to which reference is here made for complete terms and conditions;

We, BILLY JOE BALLARD AND WIFE, ROYDA D. BALLARD,
have bargained and sold, and by these presents do transfer and convey unto the said
C. ERVIN FEEMSTER AND WIFE, DIANE V. FEEMSTER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of McMurray Park, of record in Book 5190, page 200, Register's Office for said County.

Said Lot No. 16 fronts 92.83 feet on the westerly margin of North Hillson Drive and extends back 225.88 feet on the northerly line and 241.25 feet on the southerly line to a dead line in the rear measuring 34.29 feet thereon.

Being the same property conveyed to Billy Joe Ballard and wife, Royda D. Ballard, by deed from W. L. Bainbridge, III, and wife, Josephine G. Bainbridge, of record in Book 5365, page 389, Register's Office for said County.
**The said Billy Joe Ballard being one in the same person as Bill Ballard or Bill J. Ballard.
**The said Royda D. Ballard being one in the same person as Royda Ballard or Royda C. Ballard.

4673
19 9:25 AM '86
MAIL TAX REFERENCE

This is improved (unimproved) property, known as 5049 North Hilson Drive (House Number) (Street)
Nashville, TN 37211 (P. O. Address) (City or Town) (Zip Code)

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.

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 2nd day of December, 19 86.

Billy Joe Ballard

By: Royda D. Ballard
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7074 PAGE 611

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY JOE BALLARD

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 2nd day of December, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 1986, before me personally appeared BILLY JOE BALLARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROYDA D. BALLARD, acknowledged that the executed the same as the free act and deed of the said ROYDA D. BALLARD.

Joyce B. Donahue
NOTARY PUBLIC

My commission expires: 7/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 2nd day of December, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED
FROM BILLY JOE BALLARD ET UX
TO C. ERVIN FEEMSTER ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 612

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

62[illegible] .00 RMT.
170.40 STAX
.50 PRFE
6.00 MTGE
CHECK 182.90
9DECEMBER/19/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74673

IDENTIFICATION REFERENCE

Dec 19 9 25 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN

No24785