ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS:
FRANKLIN R. LANKFORD ET UX	FLEET REAL ESTATE FUNDING CORP.	11D 91420
(NAME)	(NAME)	
1432 E. Cedar Lane	P. O. Drawer F-20	53-9A-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Florence, S. C. 29501	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7074 PAGE 655

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,

I, KELLEY RONAY BALLARD, single,

have bargained and sold, and by these presents do transfer and convey unto the said FRANKLIN R. LANKFORD AND WIFE, VIRGINIA L. LANKFORD

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, and described as follows: Being Unit No. 1432 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Kelley Ronay Ballard by deed from Jack Driver and Son, Inc., a Tennessee corporation, of record in Book 5672, page 863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Neely's Bend Villas, of record in Book 5625, page 1, said Register's Office.

unimproved ( )
This is improved (XX) property, known as Unit 1432, Neely's Bend Villas, 1432 E. Cedar Lane
(House Number) (Street)
Madison, TN 37115
(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 3rd day of December, 19 86.

Kelley Ronay Ballard
KELLEY RONAY BALLARD

BY: T. M. Ballard
Attorney in Fact

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of December, 1986, before me personally appeared BILLY 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 KELLEY RONAY BALLARD, and acknowledged that he executed the same as the free act and deed of the said KELLEY RONAY 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 $ 44,500.00
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 3rd day of December, 19 86.

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	

7468

WARRANTY DEED

FROM KELLEY RONAY BALLARD

TO FRANKLIN R. LANKFORD ET UX

DEC 19 9 33 AM '86

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 _____

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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

4'50.00- SAMT.
124.60 STAX
.50 PRFE
5.00 WDED
CHECK 131.10-
DOCBAL 12/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74689

IDENTIFICATION REFERENCE

Dec 19 9 34 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 24801