ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
EDITH JOYNER	COLWELL FINANCIAL CORPORATION	6DU 27576
(NAME)	(NAME)	
4958 Edmondson Pike, Unit J-47	P. O. Box 353	147-7A-47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashvilel, TN 37211	Louisville, KY 40203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7147 PAGE 822

We, BILLY J. BALLARD AND WIFE, ROYDA C. BALLARD,

have bargained and sold, and by these presents do transfer and convey unto the said EDITH JOYNER

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

Unit in Davidson County, Tennessee, Unit No. J-47, Parcel 47, in Woodlea Place Townhouses as of record in Book 5050, page 101, Register's Office for said County, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Billy J. Ballard and wife, Royda C. Ballard, by deed from Frank Bumstead, successor trustee, of record in Book 5291, page 939, Register's Office for Davidson County, Tennessee.

97 4 8 9

IDENTIFICATION REFERENCE

FEB 26 9 45 AM '87

REGISTER'S FEE COLLECTED
DAVIDSON COUNTY, TN.

This is improved(xxx) / unimproved ( ) property, known as Unit J-47, 4958 Edmondson Pike (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 18th day of February 19 87.

Billy J. Ballard

By: Franklin R Lankford
Franklin R. Lankford, Attorney-in-Fact

Royda C. Ballard

By: Franklin R Lankford
Franklin R. Lankford, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7[illegible] 823

On this 18th day of February, 1987, before me personally appeared FRANKLIN R. LANKFORD 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 BILLY J. BALLARD, and acknowledged that he executed the same as the free act and deed of the said BILLY J. BALLARD.

Joyce B. Shumate
NOTARY PUBLIC

My commission expires: 7/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 1987, before me personally appeared FRANKLIN R. LANKFORD, 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 C. BALLARD, and acknowledged that he executed the same as the free act and deed of the said ROYDA C. BALLARD.

Joyce B. Shumate
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 $ 42,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 18th day of February, 1987.

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

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

WARRANTY DEED

FROM

BILLY J. BALLARD ET UX

TO

EDITH JOYNER

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 7147 PAGE 824

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

42503 0- CAMT.
119.00 CSTAX
.50 PRFEE
6.00 WDSTD
CHECK 185.50-
46894 02/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 7. 4 8. 9.

IDENTIFICATION REFERENCE

FEB 26 9 45 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 49963