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File in Box # 4
#87-4-29

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Michael G. Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Michael G. Ballard (NAME)	Countrywide Funding Corporation (NAME)	Map 86-8
1409 Autumn Knoll (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue, P.O.Box 7137 (STREET ADDRESS)	Parcel 2
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	FB# 4D-0003

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Maury Buchanan and wife, Cecilia Ann Buchanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Ballard and wife, Barbara Carol Ballard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee., being Lot No. 162 on the final Planned Unit Development Plan of Jackson's Retreat, Phase III, of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point located at the common front corner of Lot Nos. 162 and 163 on the northeasterly margin of Autumn Knoll; thence, with the lines between said lots northeastwardly 111.0 feet to a point at the common rear corner of Lot Nos. 162, 163 and 161; thence, with the line between Lot Nos. 162 and 161 southeastwardly 69.35 feet to a point in the westerly margin of Autumn Knoll Court, then with said margin of Autumn Knoll Court southwestardly 90.02 feet to a monument at the beginning of a corner to the right having a radius of 25.0 feet; thence, around said curve 41.33 feet to a monument in the northeast margin of Autumn Knoll; thence, with the margin of same northwestardly 84.94 feet to the point of the beginning.

BEING the same property conveyed to James Maury Buchanan and wife, Cecilia Ann Buchanan, by Deed from Randall Phillips Builders, Inc., of record in Book 6191, Page 718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declarations of Covenants, Conditions and Restrictions of record in Book 5741, Page 369, and Book 6056, Page 672, Charter of Incorporation of record in Book 5745, Page 293, and By-Laws of record in Book 5745, Page 294, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (XX) improved ( ) property, known as 1409 Autumn Knoll, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hand s this 21st day of April, 19 87

James Maury Buchanan

Cecilia Ann Buchanan

04/22 2:10:30

7938

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named James Maury Buchanan and wife, Cecilia Ann Buchanan

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 19 87.

Commission Expires February 19, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

Notary Public

WARRANTY DEED

FROM
James Maury Buchanan and wife,
Cecilia Ann Buchanan

TO
Michael G. Ballard and wife,
Barbara Carol Ballard

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

17867

IDENTIFICATION REFERENCE

APR 22 2 43 PM '87

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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
			73000.00- CONT.	
			204.00 STAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	210.50-
7938	04/22/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17867

IDENTIFICATION REFERENCE

APR 22 2 43 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 72700