BOOK 7543 PAGE 710 FORM NO. WD-1

Book 34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Jennifer K Frensley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 19 88.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer K. Frensley (NAME)	Sovran Mortgage Corporation (NAME)	41-4
4041 Yoest Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	64
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	10D-35620

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, Wanda Lee Ballman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer K. Frensley and Roger K. Garner

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:

BEING Lot No. 22, Dalemere Subdivision, Section 2, as of record in Book 2854, Page 133, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles Elvin Ballman and wife, Wanda Lee Ballman by deed from Kenneth W. Madden and wife, Connie C. Madden as of record in Book 4530, Page 753, Register's Office, Davidson County, Tennessee. The said Charles Elvin Ballman having since died leaving property to Wanda Lee Ballman.

THIS conveyance is made subject to restrictions of record in Book 3159, Page 299, said Register's Office.

THIS conveyance is made subject to minimum building setback lines, gas line easement, and a public utility and drainage easement as of record in Book 2854, Page 133, said Register's Office.

THIS conveyance is made subject to a sanitary sewer and/or storm drainage easement as of record in Book 6181, Page 46, Register's Office, Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 4041 Yoest Drive, Nashville, TN. 37207
(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 seised 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 my hand this 9th day of May, 19 88

Wanda Lee Ballman
Wanda Lee Ballman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Lee Ballman

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of May 1988

Commission expires 5/13/89

Patricia E Clark
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Wanda Lee Ballman

TO

Jennifer K. Frensley

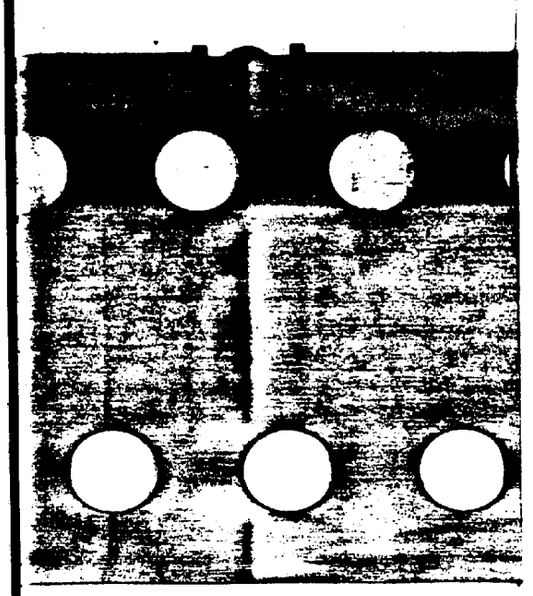
Roger K. Garnett

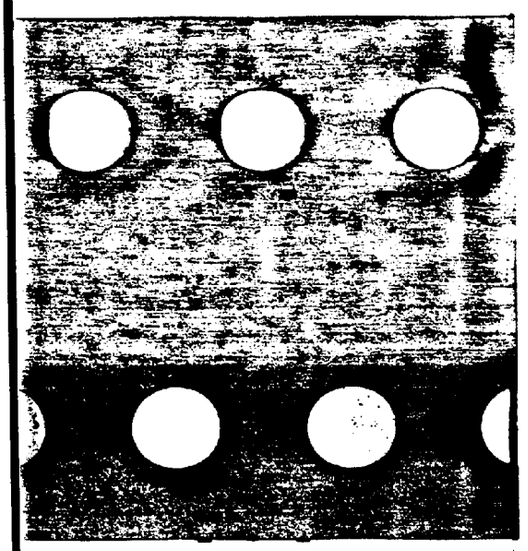
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

30354

IDENTIFI REFERENCE

MAY 13 11 45 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

AMT $4000.00
CON TX 235.40
REF: CO
CON TX 235.40-
CON TX 235.40
PRFEE 0.50
MISC 6.00
TOTAL 241.70
CHECK 241.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30354

IDENTIFY REFERENCE

MAY 13 11 45 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

05/13/88 01 11348 0001 6911

No. 91127