~~Jt1660~~

BOOK 7557 PAGE 788

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	~~2643 05 31 0101 00 CK~~ Map Parcel No.	1304.30
Mr. & Mrs. William J. Ballard 1727 Kingsbury Drive Nashville, Tennessee 37215	Dominion Bancshares Mortgage Corporation 11350 Random Hills Road P. O. Box 4226, MS11 Fairfax, Virginia 22038	158-12-0 001.00	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $463,500.00.

William J. Ballard
Affiant

SUBSCRIBED AND SWORN TO before me, this 26th day of May, 1988.

Mary Lynn McKinney
Notary Public

My Commission Expires: 10-2-89

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, A & L PARTNERSHIP, a Tennessee partnership consisting of Everett Lowe and J. Melville Armstrong, has bargained and sold, and by these presents does grant, transfer and convey unto WILLIAM J. BALLARD AND WIFE, JAN M. BALLARD, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Being Lot No. 549 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office, Davidson County, Tennessee.

Said Lot No. 549 fronts 223.70 feet on the westerly side of Kingsbury Drive and extends back 593.1 feet on the southerly line and 385.7 feet on the northerly line to a dead line measuring 261.1 feet thereon.

Being the same property conveyed to A & L Partnership, a Tennessee partnership consisting of Everett Lowe and J. Melville Armstrong, by Warranty Deed from Henry Ilg and wife, Ellen Jane Ilg, of record in Book 6795, page 881, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1988 property taxes.

2. Restrictive covenants of record in Book 4242, page 811; Book 4169, page 719; Book 2603, page 440; and Book 2435, page 237, respectively, Register's Office, Davidson County, Tennessee.

3. The Plan of record in Book 4175, page 20, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to WILLIAM J. BALLARD AND WIFE, JAN M. BALLARD, their heirs, successors and assigns, forever.

AND A & L PARTNERSHIP, does covenant with the said WILLIAM J. BALLARD AND WIFE, JAN M. BALLARD, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND A & L PARTNERSHIP, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to WILLIAM J. BALLARD AND WIFE, JAN M. BALLARD, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said A & L PARTNERSHIP has caused these presents to be signed this 26th day of May, 1988.

A & L PARTNERSHIP

By: Everett Lowe

A & L PARTNERSHIP

By: J. Melville Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared EVERETT LOWE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of A & L PARTNERSHIP, the within named bargainor, a partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 26th day of May, 1988.

Mary Lynn Hickerson
Notary Public

My Commission Expires: 10-2-89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared J. MELVILLE ARMSTRONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of A & L PARTNERSHIP, the within named bargainor, a partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 26th day of May, 1988.

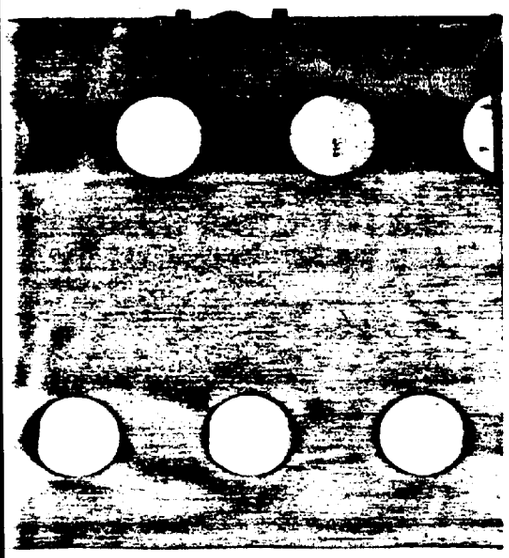
Mary Lynn Hickerson
Notary Public

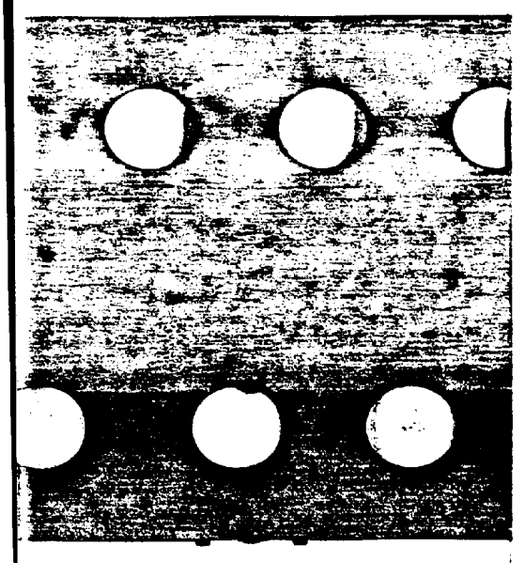
My Commission Expires: 10-2-89

FILED
May 31 2 50 PM '88
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

NO TAX
NO IDENTIFICATION REFERENCE

35199





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

CAMT 463500.00
CON TX 1297.80
PRFEE 0.50
~~MFEE 6.00~~
TOTAL 1304.30
CHECK 1304.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/88 01 14:52 0001 2643

3519 9

IDENTIFICATION REFERENCE

MAY 31 2 50 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96773