FILE BOX 30

BOOK 7752 PAGE 125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,507.27

Subscribed and sworn to before me this the 11 day of January, 19 88

My commission expires: 3-10-91 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC LAVANAUGH STATE OF TENNESSEE LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8B12850
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
William Lestor Varden	CityFed Mortgage Company
8071 Esterbrook (STREET ADDRESS)	30 Warder Street (STREET ADDRESS)
Nashville, TN 37221 (CITY / STATE / ZIP)	Springfield, OH 45501 (CITY / STATE / ZIP)

MAP & PARCEL NO 128-14 58

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Roy R. Ballard and wife, Anita D. Ballard

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO William Lestor Varden, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 50 on the Plan of Resubdivision of Lots 49 and 50, Harpeth Park, Section II, of record in Plat Book 4350 at page 5, Register°s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Roy R. Ballard and wife, Anita D. Ballard by Deed of record in Book 6872 page 443, Register°s office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of CityFed Mortgage Company, which the Grantee(s) hereby agree to assume and pay.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
JAN 17 8 44 AM '89
REGISTER

IDENTIFICATION REFERENCE

0 1 6 4 1

THIS IS _____ IMPROVED PROPERTY KNOWN AS 8071 Esterbrook, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11 day of January, 19 88

Roy R. Ballard

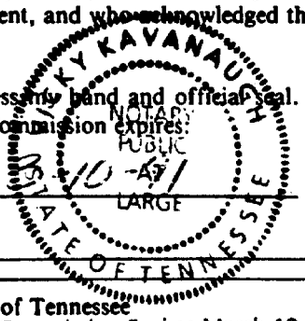
Anita D. Ballard

State of Tennessee
County of Williamson

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On this 11 day of January, 19 88, before me personally appeared Roy R. Ballard & Anita D. Ballard to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
3-10-91



Notary Public

State of Tennessee
County of
My Commission Expires March 10, 1991

On this 11 day of January, 19 88, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:
January 21, 1990

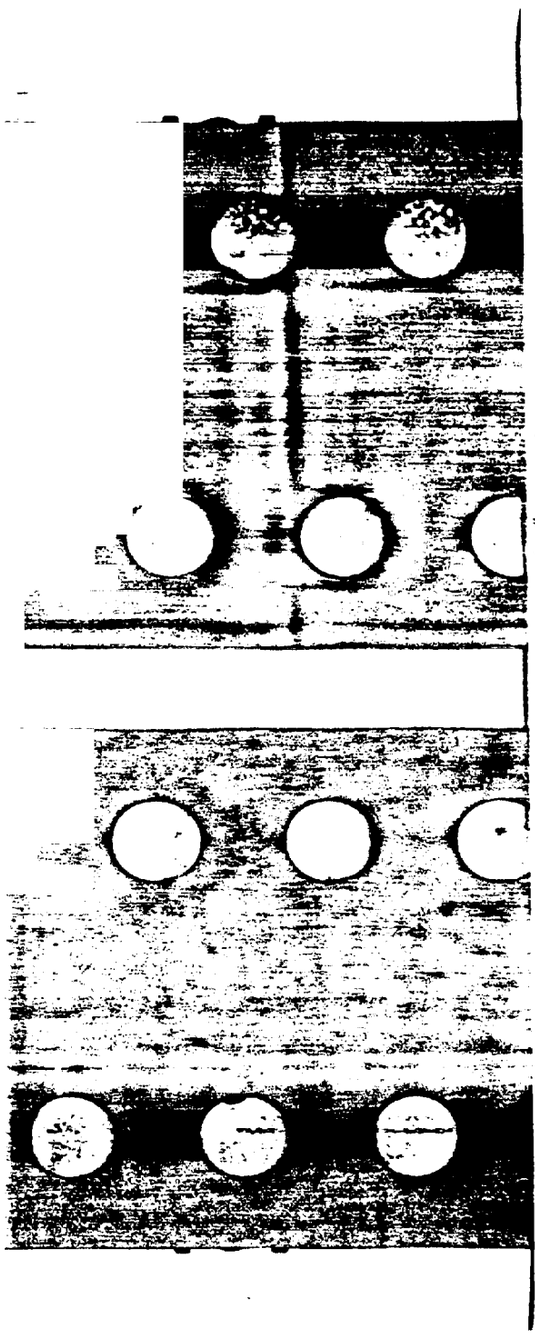
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

6391 01/17 0101 03CHECK 272.15



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
				CAMT 80507.27
				CON TX 265.65
				PRFEE 0.50
				WDEED 6.00
				TOTAL 272.15
				CHECK 272.15
			01/17/89 01	08:45 0001 6391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 6 4 1.

IDENTIFICATION REFERENCE

JAN 17 8 43 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 173046