Box 12

BOOK 7829 PAGE 577 210832635 (4th Floor)

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Heather Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 1989.

Janet E. Robinson
Notary Public

MY COMMISSION EXPIRES: 07-14-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL S & L ASSN., 230 4th AVENUE, NORTH, NASHVILLE, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JAMES W. BALLS etux (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	52-2-227
253-A HILLCREST DRIVE (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE, NORTH (STREET ADDRESS)	11D-45035
MADISON, TN 37115 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	

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, JEWELL R. BALLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. BALLS and wife, RACHEL A. BALLS

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 the Eleventh Civil District of Davidson County, Tennesse, described as follows:

BEGINNING at a concrete monument at the northeasterly corner of the intersection of Hillcrest drive and Yowell Avenue, and running thence northwardly 97.2 feet to a point; thence eastwardly 436 feet to a point; thence southwardly 133.2 feet to a point on the northerly margin of Yowell Avenue; thence with the margin of the same, westwardly 408.7 feet to a concrete monument at the beginning of a curve with a radius of 25 feet; thence in a northwesterly direction around said curve, 38.6 feet to the beginning.

BEING the same property conveyed to Watson Balls and wife Jewell Balls by deed from Artie G. Brooks formerly Artie G. Manley of record in Book 4082, page 10, said Register's Office. By quitclaim deed of record in Book 5093, page 405, said Register's Office, Watson Balls and wife Jewell Balls conveyed their interest to James Watson Balls by quitclaim deed of record in Book 5161, page 480, said Register's Office. James Watson Balls and wife, Alicia B. Balls conveyed their interest in subject property to Jewell R. Balls.

This conveyance is subject to:
Pro-ration of 1989 property taxes. Restrictive Covenants contained in instrument of record in Book 1380, page 88. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 6369 page 521, and book 6605, page 275. Easment across the rear portion of lot for Tennessee Valley Authority Transmission lines.

1748 05/01 0101 03CHECK 72.50

This is unimproved ( ) improved (X) property, known as 253-A HILLCREST DRIVE, MADISON, TN 37115
(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 my hand this 28th day of APRIL, 19 89

Jewell R Balls
JEWELL R. BALLS

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEWELL R. BALLS, UNMARRIED

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

Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of APRIL, 19 89.

Karen D. Buchanan Notary Public

Commission Expires 11-10-91

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

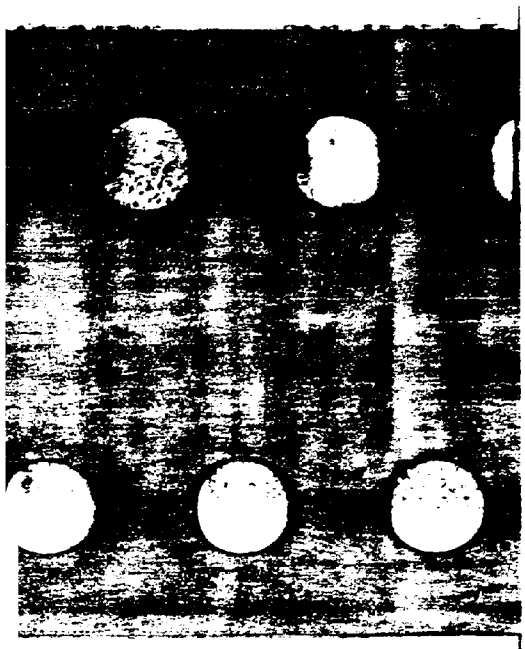
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

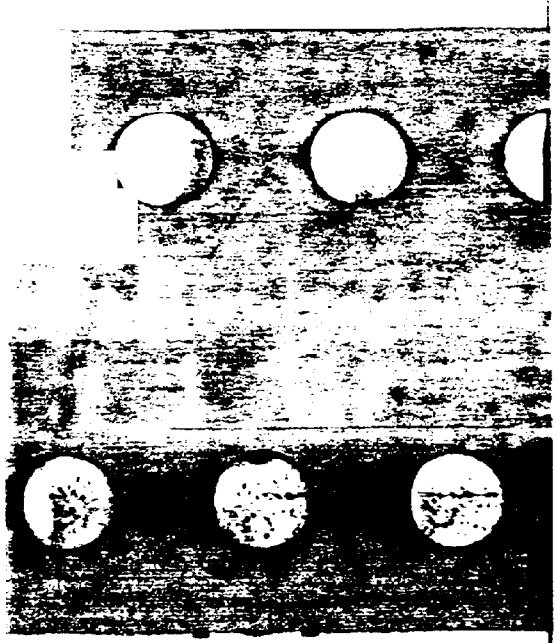
29222

MAY 1 4 09 PM '89

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IOE NTIF REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7829 PAGE 579

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	20000.00
CON TX	66.00
PRFEE	0.50
WDEED	6.00
TOTAL	72.50
CHECK	72.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/89 01 16:05 0001 1748

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IDENTIFICATION REFERENCE

MAY 1 4 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205240