car3143/lrn:8/9/90
SVN325-273

Title Book
car

FROM: WILLIAM J. BALLARD, AN UNMARRIED PERSON AND JAN M. BALLARD, AN UNMARRIED PERSON

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

TO: CLIFTON K. MEADOR AND WIFE, KATHLEEN S. MEADOR

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Clifton K. Meador and wife, Kathleen S. Meador | SAME | Map 158-12 Parcel 1 |
| 1727 Kingsbury Drive Nashville, Tn. 37215 | | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Clifton K. Meador
Affiant

Subscribed and sworn to before me, this the 13th day of August, 1990.

Carol R. Rogers
Notary Public

NOTARY PUBLIC AT LARGE

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, William J. Ballard, an unmarried person and Jan M. Ballard, an unmarried person, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Clifton K. Meador and wife, Kathleen S. Meador, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1727 Kingsbury Drive, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 our hands this 13th day of August, 1990.

William J. Ballard

William J. Ballard

Jan M. Ballard by William J Ballard as Attorney-in-fact

Jan M. Ballard by William J. Ballard as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Ballard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of August, 1990.

Carol R. Rivers

NOTARY PUBLIC

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of August, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William J. Ballard, to me known to be the person who executed the foregoing instrument in behalf of Jan M. Ballard, and acknowledged that he executed the same as the free act and deed of the said Jan M. Ballard.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1990.

Carol R. Rivers

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 549 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, pages 19 & 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 William J. Ballard and wife, Jan M. Ballard, by Warranty Deed from A & L Partnership, a Tennessee partnership, consisting of Everett Lowe and J. Melville Armstrong, of record in Book 7557, page 788, said Register's Office. Said property is now vested in William J. Ballard and Jan M. Ballard as tenants in common, by Final Decree of Divorce, Case No. 89D-3122, in the Probate Court for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Encroachment Easement of record in Book 7557, page 785, said Register's Office.

3. All matters as shown on the Plan of record in Book 4175, pages 19-20, said Register's Office.

4. All matters as shown on the Mortgage Loan Inspection by John Kohl & Company, P.C., dated July 24, 1990, Job No. 71913-143, which shows the pool area encroaches onto the 10' Public Utility and Drainage Easement, the concrete drive encroaches onto the same 10' Public Utility and Drainage Easement, also, said driveway encroaches onto Lot 551. NOTE: An easement for the encroachment of the concrete drive, retaining wall, and steps onto Lot 551, has been granted of record in Book 7557, page 785, said Register's Office.

49105

RECEIVED FOR RECORD
AUG 14 11 07 AM '90

9605 08/14 0101 03CHECK 1313.50

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8173 PAGE 813

| | | |
|---|---|---|
| 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
395000.00

CON TX 1303.50
PRFEE 1.00
WDEED 9.00
TOTAL 1313.50
CHECK 1313.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/14/90 01 11:09 0001 9605

49105

IDENTIFICATION

Aug 14 11 07 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 346039