BOOK 8359 PAGE 673

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Iridell Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 91

Carol Cage
Notary Public

MY COMMISSION EXPIRES 9/24/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Iridell Groves (NAME)	Sovran Mortgage Corporation (NAME)	MAP 94-1
707 South 11th Street (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	PARCEL 116
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	18W-13800

FOR AND 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, Ruth Lorene Ballard and Brenda C. Ballard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iridell Groves

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 Davidson County, Tennessee, being Lot No. 20 on the Map of the Subdivision of Lot No. 3 of the Hobson Lands, of record in Book 421, page 78, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to J. Hubert Ballard and wife, Hazel B. Ballard by deed of record in Book 1335, page 30, Register's Office for Davidson County, Tennessee. The said J. Hubert Ballard and Hazel B. Ballard now being deceased; the said property being conveyed to Ruth Lorene Ballard and Brenda C. Ballard by will of record in Will Book 173, page 271, Probate Clerk for Davidson County, Tennessee.

This property is conveyed subject to any and all existing easements, restrictions and setback lines of record.

Ruth Lorene Ballard joins in this conveyance to convey any and all marital rights, if any.

17.186

IDENTIFICATION REFERENCE

MAY 28 9 35 AM '91

unimproved ( )
This is improved (X) property, known as 707 South 11th Street, Nashville, Tennessee 37206
(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 our hand s this 23rd day of May 19 91

Ruth Lorene Ballard
Ruth Lorene Ballard

Brenda C. Ballard
Brenda C. Ballard

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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 Ruth Lorene Ballard and Brenda C. Ballard

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May 19 91

Commission expires 9/24/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

uth Lorene Ballard and Brenda C. allard

TO

ridell Groves

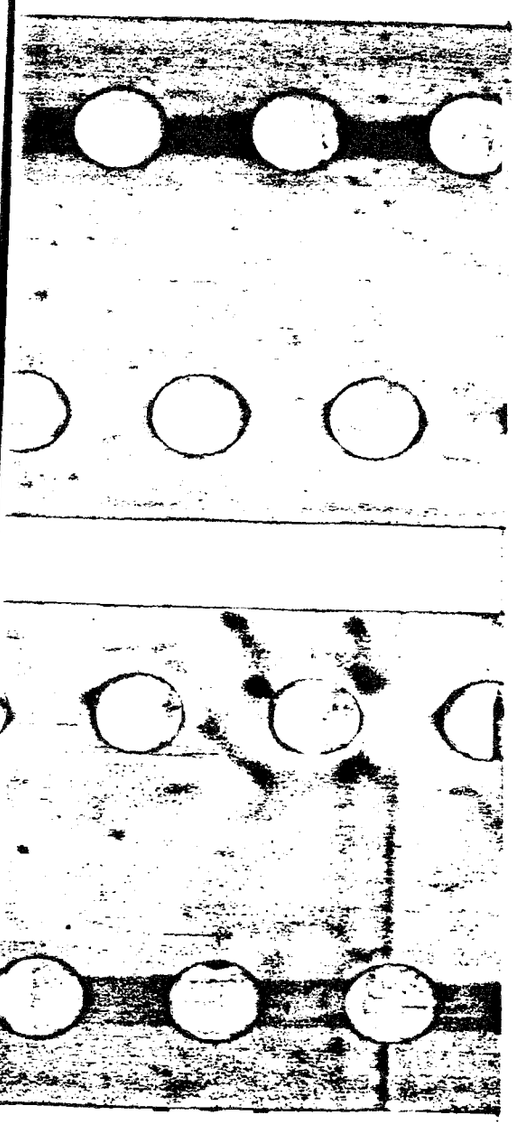
RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

5455 05/28 0101 CHECK 143.

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 41500.00
CON TX 136.95
PRFEE 1.00
~~MTGFEE~~ 6.00
~~TOTAL~~ 143.95
CHECK 143.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/91 01 09:37 0001 5455

17186.

IDENTIFI REFERENCE

MAY 28 9 35 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 425016