File Box 14
327-3

FORM NO. WD-1

BOOK 8452 PAGE 608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,744.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 91.

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK STEPHEN BALLARD (NAME)	MLA, INC. C/O MIAMI VALLEY BANK (NAME)	Map 98-5
5227 Dove Trail (STREET ADDRESS OR ROUTE NUMBER)	24275 Northwestern Hwy Suite 201 (STREET ADDRESS)	Parcel 170
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Southfield, Mi. 48075 (CITY) (STATE) (ZIP)	4D-91424

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, STANLEY BOYD BALLARD AND WIFE, BETTY ANN BALLARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK STEPHEN BALLARD AND WIFE, TAMMY LANETTE BALLARD

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. 18B on the Plan of Zone Lot Division Lots 16 and 18 Hunter's Point Subdivision, of record in Book 5200, Page 736, as amended by the Plan of record in Book 6200, Page 185, Register's Office for said County.

BEING the same property conveyed to Stanley Boyd Ballard by Deed from Alan Kabinoff and wife, Laura Kabinoff of record in Book 7879, Page 497, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3814, Page 736, Book 3897, Page 926, Book 6207, Page 609, Book 6256, Page 294, Book 6279, Page 741, Book 6316, Page 508 and Book 6200, Page 185, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Jack R. Horner and wife, Sherry Horner, to Capitol Mortgage Corporation in the original principal amount of $ 45,153.00, of record in Book 6757, Page 593, Register's Office for Davidson County, Tennessee.
Assigned to MLA, Inc. by instrument not of record.

Prepared solely from information provided by the parties to the transaction.

Betty Ann Ballard, wife of the above named Stanley Boyd Ballard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) property, known as XX 5227 Dove Trail, Hermitage, TN 37076
(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 27th day of September, 19 91

STANLEY BOYD BALLARD

BETTY ANN BALLARD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley Boyd Ballard and wife, Betty Ann Ballard

the bargainors, 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 27th day of September, 19 91.

Notary Public

Commission Expires 4/10/94

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
STANLEY BOYD BALLARD AND WIFE,
BETTY ANN BALLARD

TO
MARK STEPHEN BALLARD AND WIFE,
TAMMY LANETTE BALLARD

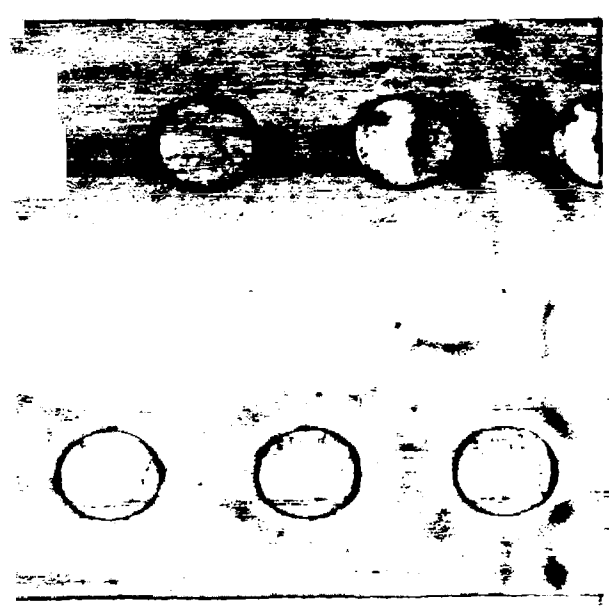
Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

5.0492

IDENTIFICATION REFERENCE

SEP 30 10 41 AM '91

5072 09/30 0101 03CHECK 179.79



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

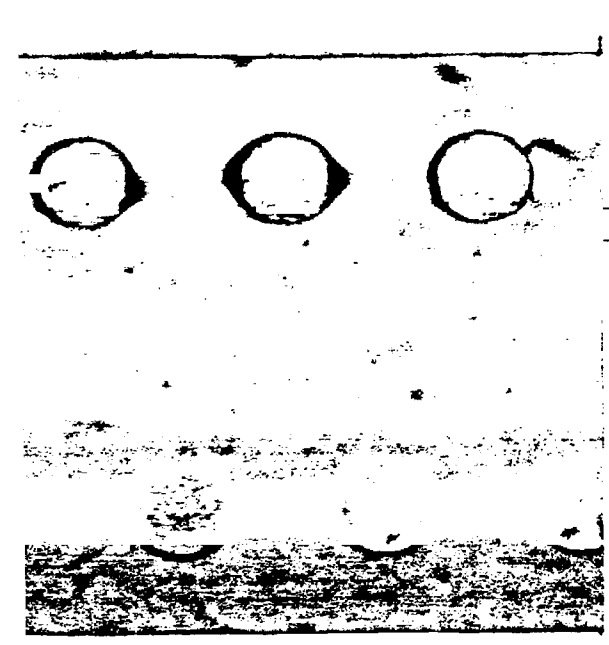
RECEIVED OF _____

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 46744.45
CON TX 172.79
PRFEE 1.00
WDEED 6.00
TOTAL 179.79
CHECK 179.79

09/30/91 01 10:40 0001 5072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0492

IDENTIFICATION REFERENCE

SEP 30 10 41 AM '91

FELIX Z. WILSON, II

No. 463240