THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00264492
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Ballard (NAME)	Bank of Nashville (NAME)	MAP104-9
211 Craighead Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Church Street (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	PARCEL229

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by William J. Ballard and Martha S. Hoehn, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8455 PAGE 622

Blanche Viall Tipton, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said William J. Ballard and Martha S. Hoehn, single persons

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 in Myrtlewood Plat of the Bransford Realty Company's Subdivision of part of the S.W. Berger Property, the plan of which is recorded in Book 547, page 106, Register's Office for said County.

Said Lot No. 10 fronts 75 feet on the westerly side of Craighead Avenue, and extends back between parallel lines 210 feet, more or less, to a dead line.

Being the same property conveyed to John H. Tipton and wife, Blanche Viall Tipton, by deed from W. Raymond Denney and wife, of record in Book 1248, page 555, Register's Office of Davidson County, Tennessee, the said John H. Tipton havig since died.

FILED OCT 2 1 '91 12 PM

IDENTIFICATION REFERENCE 5.1 4 9 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 162,500.00

Subscribed and sworn to before me this the 1st *day of* October *19* 91

My commission expires: 1-17-1994 *(Affix Seal)*

William J. Ballard *Affiant*

Notary Public

unimproved ( )
This is improved (X) property, known as 211 Craighead Avenue, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st *day of* October *19* 91*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Blanche Viall Tipton
by John H. Tipton Jr., Attorney-in-Fact
Blanche Viall Tipton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Blanche Viall Tipton, unmarried

the within named 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 _____ *Tennessee, this* 1st *day of* October, *19* 91

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8455 PAGE 623

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Tipton, Jr., with whom I am personally acquainted, and who acknowledged that he executeed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 1 day of October, 1991.

Notary Public

My Commission Expires: 1-17-1994

WARRANTY DEED

FROM

TO

9548 10/02 0101 03CHECK 608.25

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8455 PAGE 624

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	
				162500.00
			CON TX	601.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	608.25
			CHECK	608.25
10/02/91	01		13:27 0001	9548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1492

IDENTIFICATION REFERENCE

OCT 2 1 26 PM '91

FELIX Z. WILSON, II
REGISTER

No. 464366