FORM NO. WD-1

BOOK 8688 PAGE 981

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Sarah H. Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Allen E. Ballard, et ux (NAME)	Same / None (NAME)	15DZ60650
1814 Guest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	073-09-0-103.00
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(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, PENELOPE A. ADGENT and husband, ROBERT B. ADGENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN E. BALLARD and wife, SARAH H. 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. 396 on the plan of Section Three Burchwood Gardens, of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 396 fronts 80.63 feet on the southwesterly margin of Guest Drive and extends back 141.65 feet on the northwesterly line and 152.33 feet on the southeasterly line to a dead line in the rear, measuring 81.40 feet thereon.

Being the same property conveyed to Robert A. Armstrong and wife, Mary Lee Pearson Armstrong by deed from Impala Homes, Inc., of record in Book 3221, page 519, said Register's Office. Robert A. Armstrong having since died being predeceased by Mary Lee Pearson Armstrong, leaving his only heir at law Penelope A. Adgent, his daughter.

This conveyance is made subject to restrictive covenant of record in Book 3131, page 464, said Register's Office, and to matters set forth in the above referenced plan of record.

3256 1

CONSIDERATION, REFERENCE

92 JUL 30 2 56 PM '92

JOHN L. HOOPER REGISTER DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 1814 Guest Drive Nashville, TN 37216
(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 29th day of July, 1992

Penelope A. Adgent

Robert B. Adgent

1123 010.03 CHECK

231.00

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Penelope A. Adgent and husband, Robert B. Adgent

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 29th day of July, 19 94

NOTARY PUBLIC

My commission expires:

5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

PENELOPE A. ADGENT and husband,

ROBERT B. ADGENT

TO

ALLEN E. BALLARD and wife,

SARAH H. BALLARD

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/92 01 14:54 0001 1123

32561

IDENTIF. REFERENCE

JUL 30 2 56 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 555782