This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Christopher B. Ballas and Teresa A. Ballas
1637 Liberty Hill Drive
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Security Trust Federal Savings and Loan
P. O. Box 408
Oak Ridge, TN 37831-0408

MAP AND PARCEL:
MAP 42-8
PARCEL 168
11D 94806

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Southeast Builders Group hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher B. Ballas and wife, Teresa A. Ballas, as tenants by the entirety, 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:

BEING Lot 50, Heritage View Subdivision, Section Two, as recorded in Book 7900, page 37, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Southeast Builders Group , by deed from Kenneth Victory Construction of record in Book 8988, Page 314, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8076, Page 147 and Book 8592, page 433, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement along the south and east lines of said lot and 3 x 30 foot utility anchor easement along northwest front corner of said lot of record in Book 7900, Page 37, said Register's Office.

This conveyance is subject to Deed of Dedication of record in Book 8192, Page 229, said Register's Office.

This is improved property known as 1637 Liberty Hill Drive, Madison, Tn 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher B. Ballas and wife, Teresa A. Ballas, their heirs and assigns, forever; and we, Southeast Builders Group 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,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of June, 1993.

Southeast Builders Group

Kenneth S. Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory as General Partner of Southeast Builders Group, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the General Partner 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 and official seal at Nashville, Tennessee, this the 18th day of June, 1993.

Notary Public

NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 60,125.00.

AFFIANT

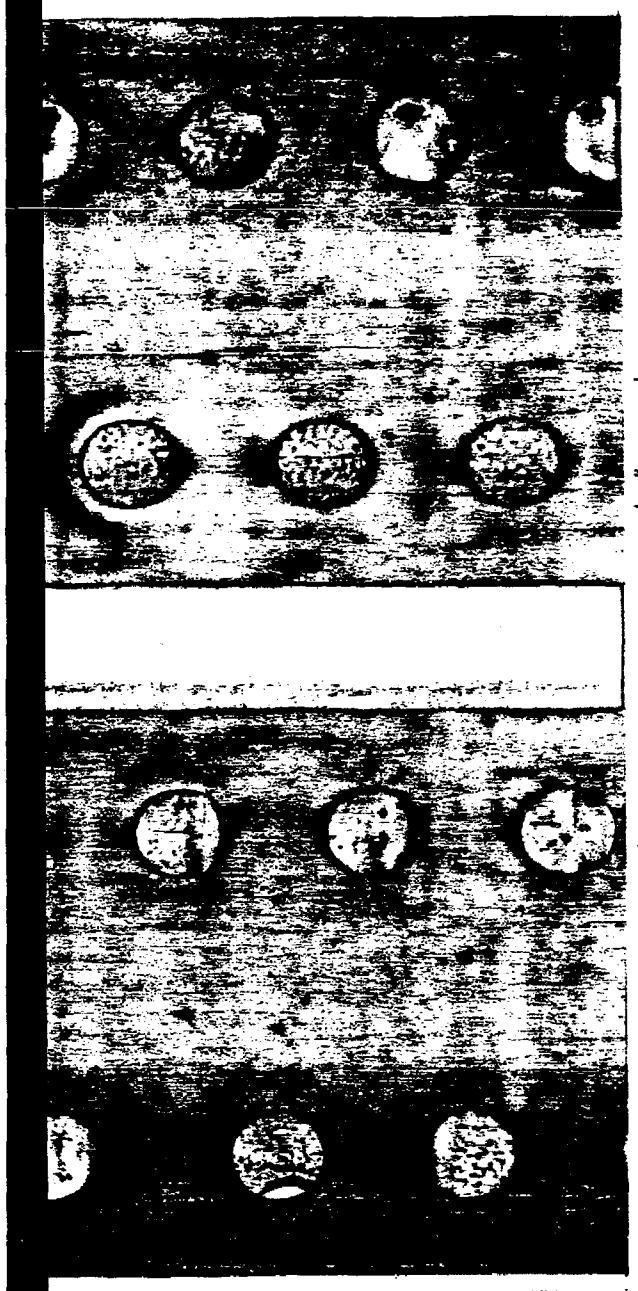
Subscribed and sworn to before me this 18th day of June, 1993.

NOTARY PUBLIC
My Commission Expires: 3-26-94

32634
IDENTIF. + REFERENCE

93 JUN 22 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0098 06/22 0101 03CHECK 231.37



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

RECEIVED OF _____

FOR _____

BOOK 8988 PAGE 318

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	60125.00
			CON TX	222.37
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.37
			CHECK	231.37
06/22/93	01	08:38	0001	0098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32634
IDENTIF. # REFERENCE

93 JUN 22 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665341