PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33892)-
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 84104.78

Affiant

Sworn and subscribed before me this 7th day of September, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:
David McClary
841 Beech Bend Drive
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500

MAP-PARCEL NUMBERS
142-14-166

RE-RECORD BOOK 9113 PAGE 793

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Ballard and spouse, Kim Ballard,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David McClary,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 670 on the plan of Section Three Harpeth Woods, of record in Book 5200, page 270, Register's Office for said County.

SAID Lot No. 670 fronts 80.0 feet on the easterly margin of Beech Bend Drive and extends back between parallel lines 200.0 feet to a dead line in the rear.

BEING the same property conveyed to Robert W. Ballard and wife, Kim Ballard by deed from Lyle A. Siddoway and wife, Anne L. Siddoway of record in Book 7023, page 574, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5867 Page 193 and Book 5882, page 261 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company of record in Book7023, Page 577, re-recorded in Book 7036, Page 265, said Register's Office. The assignment of said Deed of Trust to Chemical Mortage Company is of record in Book 7023, Page 582, said Register's Office. The escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Robert W. Ballard by Eric Grasman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

3347 09/09 0101 03CHECK 320.17

This is improved property, known as: 841 Beech Bend Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of September, 1993.

Robert W. Ballard, By: Eric Grasman, Atty-In-Fact

Kim Ballard

State of Tennessee
County of Davidson

3344 10/19 0101 03CHECK 8.00

On this 7th day of September, 1993, before me, the undersigned authority, personally appeared **Kim Ballard,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as their free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires: Sept 16, 1995

Notary Public

BOOK 9074 PAGE 883

State of Tennessee
County of Davidson

RE-RECORD BOOK 9113 PAGE 734

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric Grasman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert W. Ballard**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of September, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert W. Ballard and Kim Ballard

TO: David McClary

61057
IDENTIF. & REFERENCE
93 SEP -9 AM 10:49
FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN.

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Eric Grasman, Affiant

Sworn to and subscribed before me this

7th day of September, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

75448
IDENTIF. & REFERENCE
RE-RECORD
93 OCT 19 AM 9:43
FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN.