47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Roppel (NAME)	North American Mtg. Co. (NAME)	11D 91 [illegible]
1444 East Cedar Lane, Unit 1444 (ADDRESS)	3883 Airway Drive (ADDRESS)	53-9A-19
Neely's Bend Villas Madison, TN 37115 (CITY) (STATE) (ZIP)	Santa Rosa CA 95403 (CITY) (STATE) (ZIP)	

FOR AND 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, Billy J. Ballard and wife, Royda C. Ballard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven E. Roppel

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 Unit No. 1444 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Billy J. Ballard and wife, Royda C. Ballard, by deed from Jack Driver and Son, Inc., a Tennessee Corporation, of record in Book 5653, page 383, Register's Office for Davidson County, Tennessee.

94 FEB -7 PM 2:57
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

15854
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as Neely's Bend Villas 1444 East Cedar Lane, Unit 1444, Madison, TN 37115
(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.

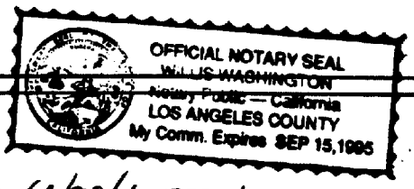
Witness our hand s this 16 day of September 19 93

Billy J. Ballard

Billy J. Ballard

Royda C. Ballard

Royda C. Ballard



STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, ~~the undersigned~~ WILLIS WASHINGTON, a Notary Public in and for said County and State, the within named Billy J. Ballard and wife, Royda C. Ballard

the bargainor, ~~or~~ , 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 CALIFORNIA ~~Tennessee~~, this 16 day of September 19 93.

Commission expires September 15, ~~1995~~ 1995

Willis Washington
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

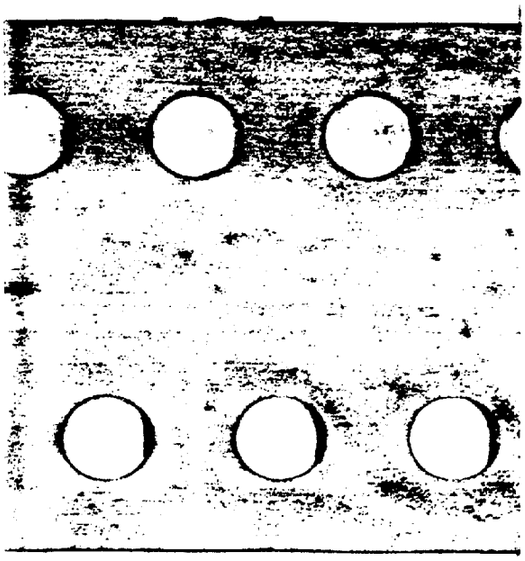
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

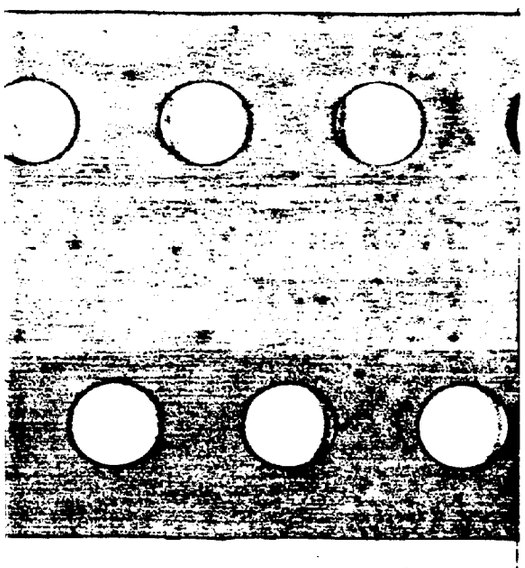
My commission expires _____

_____
Notary Public

BOOK 9243 PAGE 940

3494 02/07 0101 03CHECK 185-12





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

RECEIVED OF _____

FOR _____

BOOK 9243 PAGE 941

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 47600.00
				CON TX 176.12
				PRFEE 1.00
				WDEED 8.00
				TOTAL 185.12
				CHECK 185.12
02/07/94	01			14:56 0001 3494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15854
IDENTIFICATION REFERENCE

94 FEB -7 PM 2:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 754255