27B

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Phillip Todd Ball]	[Mortgage Resources, Inc.]	[MAP and PARCEL]
[Tracy L. Ball]	[Attn: Tax Dept.]	[ ]
[811 Allen Road]	[404 BNA Drive, #400]	[96-14-206]
[Nashville, TN 37214]	[Nashville, TN 37217]	[ ]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James B. Young, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Phillip Todd Ball and Tracy L. Ball, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 735 on the on the plan of Cloverhill Subdivision, Section 9, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James B. Young and Lori M. Winsett by deed from Kenneth O. DeWolfe of record in Book 7323, Page 201, Register's Office of Davidson County, Tennessee. See also quitclaim deed from Lori Maria Young, a/k/a Lori M. Winsett, to James B. Young appearing of record in Book 7819, Page 906, said Register's Office.

This is property with a common address of 811 Allen Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 44, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6172, Page 85, said Register's Office.

1728 06/03 0101 03CHECK 242.10

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $63,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 31st day of May, 1994.]
[ ]
[My Commission Expires: 7/23/97 Notary Public]

Phillip Todd Ball

Cindy S. Smith NOTARY PUBLIC STATE AT LARGE TENNESSEE

94 JUN -3 PM 12:35
FILED
REGISTER
DAVIDSON COUNTY, TN.

57211
IDENTIF. & REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **May, 1994**.

James B. Young

James B. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

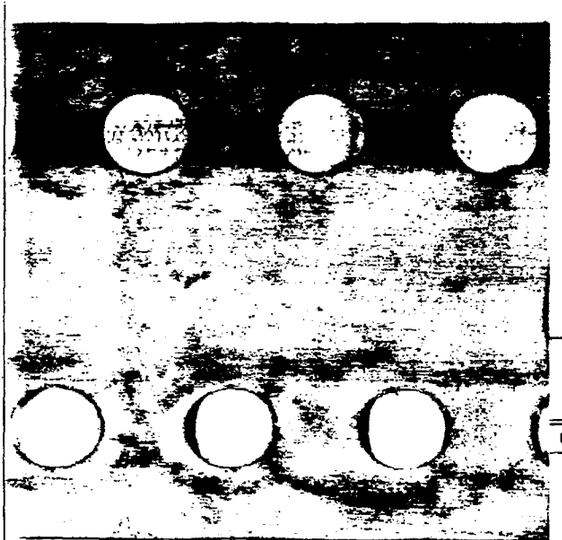
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James B. Young, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **May, 1994**.

Notary Public
My Commission Expires: 1/23/98

File No. 9405-169

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



RECEIVED OF _____

FOR _____

BOOK 9367 PAGE 460

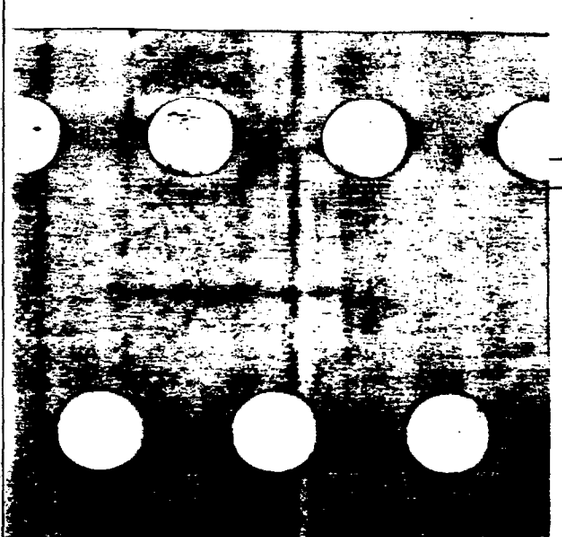
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

06/03/94 01 12:36 0001 1728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



57211
IDENTIF. ↑ REFERENCE

94 JUN -3 PM 12:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798702