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: (cmw) (Title No: 35395)
Dav. Co. File: Box 8

CHRISTY WILK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 74000.00

Affiant

Sworn and subscribed before me this 22nd day of July, 1994.

Notary Public

My Comm. Expires: My Commission Expires 9/16/95

ADDRESS NEW OWNER:

Kenneth Jay Mitteldorf
Jo Anne Mitteldorf
Marian I. Conn
736 Old Hickory Blvd.
Nashville, TN 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
Sun Trust Mortgage
P.O. Box 100100
Atlanta, GA 30348-0100

MAP-PARCEL NUMBERS
114-132
08D 42410

BOOK 9416 PAGE 488

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 **Jacquelyn Laverne Ballard, Cindy Ballard Darby, Earl Franklin Ballard, Jr., and Mindy Ann Ballard, as devisees under the will of Nina Laverne Turner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Jay Mitteldorf and ~~spouse~~, Jo Anne Mitteldorf and Marian I. Conn,** as joint tenants with right of survivorship KJM, JIC & MIC by KJM, att'y-in-fact, JAM 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 a tract of land out of Tract No. 3 as willed to Emma D. Sloan in Will Book No. 60, page 140, and by deed of record in Book 1302, page 426, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the easterly margin of the Old Hickory Blvd. 225 feet south of the southeast corner of said Old Hickory Blvd. and Old Charlotte Pike; thence southerly along the easterly margin of said Blvd. 225 feet to a point; thence at right angles easterly 300 feet to a point in the center of a 20-foot easement reserved for Public Utilities; thence at right angles northerly 225 feet to a point, the southeast corner of a tract conveyed to Jesse C. Wakefield and wife, thence at right angles westerly along the southerly margin of the Wakefield Tract 300 feet to the Old Hickory Blvd., the point of beginning.

BEING the same property conveyed to William Norris Turner and wife, Laverne B. Turner by deed from Clarence F. Moulton and wife, Ann Elizabeth Moulton of record in Book 2093, page 163, said Register's Office. The said William Norris Turner and Laverne B. Turner both having since died, with William Norris Turner predeceasing Laverne B. Turner; and the will of Nina Laverne Turner of record in Will Book 189, page 688, Probate Court Clerks Office having devised subject property to Jacquelyn Laverne Ballard, Cindy Ballard Darby, Earl Franklin Ballard, Jr., and Mindy Ann Ballard.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

SUBJECT to easement for public utilities as reserved in the deed of record in Book 1810, page 61, said Register's Office; and easement for sewer line to the Tennessee Electric Power Company of record in Book 787, page 3, said Register's Office.

This is improved property, known as: 736 Old Hickory Blvd., Nashville, TN 37209

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 22nd day of July, 1994.

Jacquelyn Laverne Ballard
Jacquelyn Laverne Ballard

Cindy Ballard Darby
Cindy Ballard Darby

Earl Franklin Ballard Jr.
Earl Franklin Ballard, Jr.

Mindy Ann Ballard
Mindy Ann Ballard

State of Tennessee
County of Davidson

On this 22nd day of July, 1994, before me the undersigned authority, personally appeared **Jacquelyn Laverne Ballard and Cindy Ballard Darby and Earl Franklin Ballard, Jr. and Mindy Ann 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 a free act and deed.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires 9/16/95

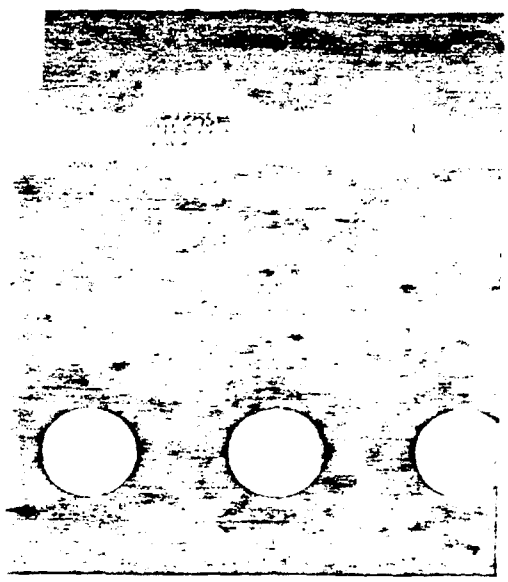
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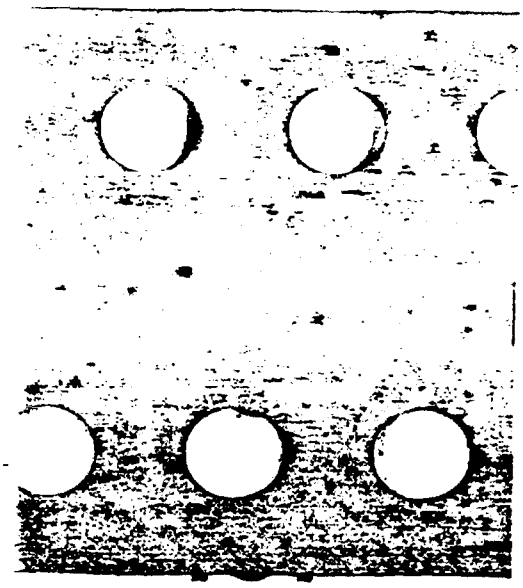
74431

IDENTIFICATION REFERENCE

94 JUL 25 AM 11:34

FELIX ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9416 PAGE 490

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 74000.00
CON TX 273.30
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80
07/25/94 01 11:34 0001 0546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74431
IDENTIF. & REFERENCE

94 JUL 25 AM 11:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 817113