RECORDER'S MEMO
EXHIBIT OF WRITING ... PRINTING IN ... WHEN RECEIVED

BOOK 9648 PG 221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,600.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 95

Notary Public L. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JUDY G. BALLARD (NAME)	SAME (NAME)	72-6-257
234 Riverside Drive (ADDRESS)	(ADDRESS)	15DA-12125
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(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, DAVID M. SHEARON (BEING ONE AND THE SAME PERSON AS DAVID MARTIN SHEARON) AND WIFE, LINN SHEARON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDY G. BALLARD, A MARRIED WOMAN

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:

LAND in Davidson County, Tennessee, being a triangular strip out of the northeast corner of Lot No. 15 and all of Lot No. 16 except a triangular strip out of the southwest corner of the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County described together as follows:

BEGINNING on the southerly margin of Maxey Avenue or Lane at the corner of Lot Nos. 16 and 17; thence with the line between said two lots, southwardly 200 feet to the northerly margin of an alley; thence with said alley, westwardly 44 feet to a point 6 feet east of the easterly line of Lot No. 15; thence northwardly 200 feet, more or less, to the southerly margin of Maxey Avenue or Lane, at a point 6 feet west of the corner of Lot Nos. 15 and 16; thence with said Avenue or Lane, eastwardly 56 feet to the beginning.

BEING the same property conveyed to David M. Shearon and wife, Patricia A. Shearon, by deed from Lillian West, unmarried, of record in Book 6474, page 396, Register's Office for Davidson County, Tennessee; and the interest of Patricia A. Shearon in which was conveyed to David Martin Shearon by virtue of Final Decree of record in Book 8246, page 242, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6474, page 399, said Register's Office.

SOURCE OF DESCRIPTION: PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1110 MCGAVOCK PIKE, NASHVILLE, TN 37216
(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 my hand this 13th day of April 19 95

DAVID M. SHEARON

LINN SHEARON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9648 PG 222

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID M. SHEARON AND WIFE, LINN SHEARON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of April, 19 95.

Commission expires July 26, 1997

Notary Public I. DYKE TATUM

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 _____

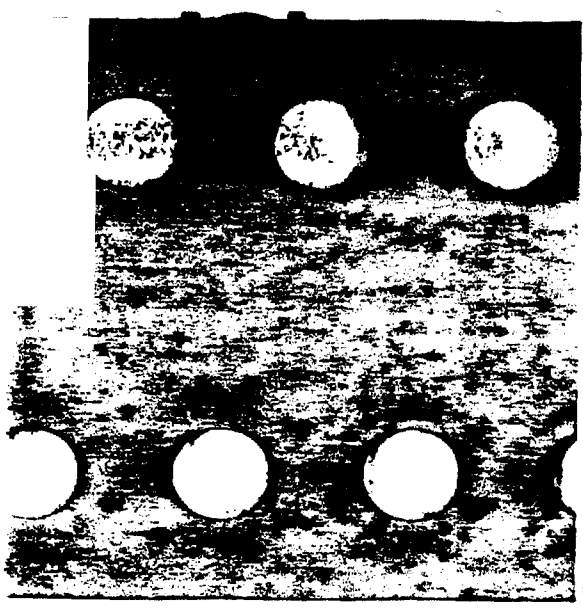
Notary Public

95 APR 18 AM 11:10

DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE

52658



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

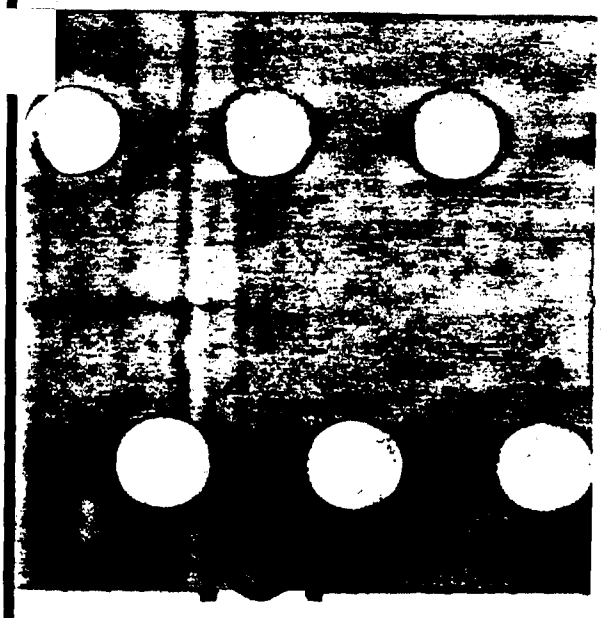
RECEIVED OF _____

FOR _____

BOOK 9648 PG 223

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



AMT	55600.69
CON TX	205.72
PRFEE	1.00
WDEED	8.00
CHECK	214.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 214.72

04/18/95 01 11:10 0001 1998

52658
IDENTIF. & REFERENCE

95 APR 18 AM 11:

FELIX Z.
DAVIDSON COUNTY, TN

No. 901474