BOOK 9819 PG 36

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Billy Travis Ballard
2339 Rader Ridge Road
Antioch, TN 37013

MORTGAGEE:
Mid State Financial Services
2021 Richard Jones Road
Nashville, TN 37215

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
149-9-226
FB No. 2DX 2414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harold Richard Eller and wife, Jami Wright Eller,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Billy Travis Ballard, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 155 of Pebble Trace, Section 1, as of record in Plat Book 6900, page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> Being the same property conveyed to Harold Richard Eller and wife, Jami Wright Eller, by deed from Pebble Trails Estates, Inc., a Tennessee Corporation, as of record in Book 8817, page 601, Register's Office for Davidson County, Tennessee.

This is improved property known as 2339 Rader Ridge Road, Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7409, page 901, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, page 34, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 27th day of September, 1995.

HAROLD RICHARD ELLER

JAMI WRIGHT ELLER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Richard Eller and wife, Jami Wright Eller**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of September, 1995.

TERESA L. HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 1/30/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $124,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of September, 1995.

TERESA L. HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

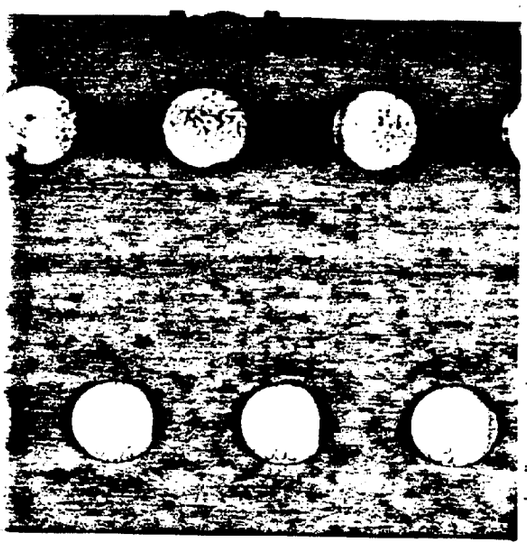
My Commission Expires: 1/30/99

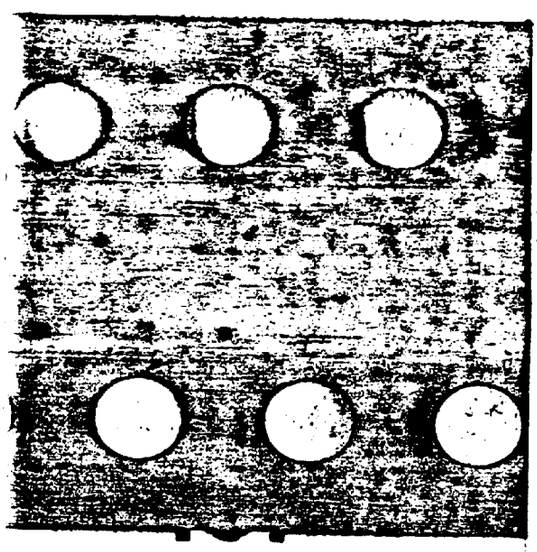
0108962
IDENTIF. & REFERENCE

95 OCT -5 AM 10:16

DAVIDSON COUNTY, TN.

3326 10/95 0101 03CHECK 467.50





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

RECEIVED OF _____

FOR _____

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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

MAMT 124000.00
ERR CO
MAMT 124000.00-
CAMT 124000.00
CON TX 458.80
PRFEE 1.00
MFEE 8.00
TOTAL 467.80
CHECK 467.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/95 01 10:19 0001 3326

0108962
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 10: 16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 962101