Name & Address of New Owner:	Send Tax Bills to
Marcus A. Ballard, Jr. and wife, Crystal D. Ballard and Marcus A. Ballard, Sr. and wife, Judy G. Ballard 1404 Oakhurst Drive Nashville, Tn 37216	Pacific Southwest Bank 4144 N. Central Exprssway Suite 900 Dallas, TX 75204

96 DEC 27 AM 8:40

DAVIDSON COUNTY, TN.

0174675

IDENTIFICATION REFERENCE

Tax Map and Parcel Nos.
Map 72-7
Parcel 307

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BANK OF GOODLETTSVILLE, A TENNESSEE BANKING CORPORATION,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **MARCUS A. BALLARD, JR. AND WIFE, CRYSTAL D. BALLARD** AND **MARCUS A. BALLARD, SR. AND WIFE, JUDY G. BALLARD, all as Joint Tenants with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of Map showing the Subdivision of the Waters Place of Maxey Lane as of record in Plat Book 332, Pages 136 & 137, Register's Office for said County.

GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 18th day of April, 1996.

BANK OF GOODLETTSVILLE

BY: John Northcutt

TITLE: Administrative Officer

ATTEST: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

TITLE: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John Northcutt and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrative Officer and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX respectively of the BANK OF GOODLETTSVILLE the within named bargainor, a Corporation, and that he as such Administrative Officer 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 John Northcutt as such Administrative Officer and attesting the same by the said XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 18th day of APRIL 1996.

My commission expires 5-23-98

Deanie L Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Affiant

Sworn to and subscribed before me
this the 18th day of April, 1996.

Deanie L Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

Mail

EXHIBIT "A"

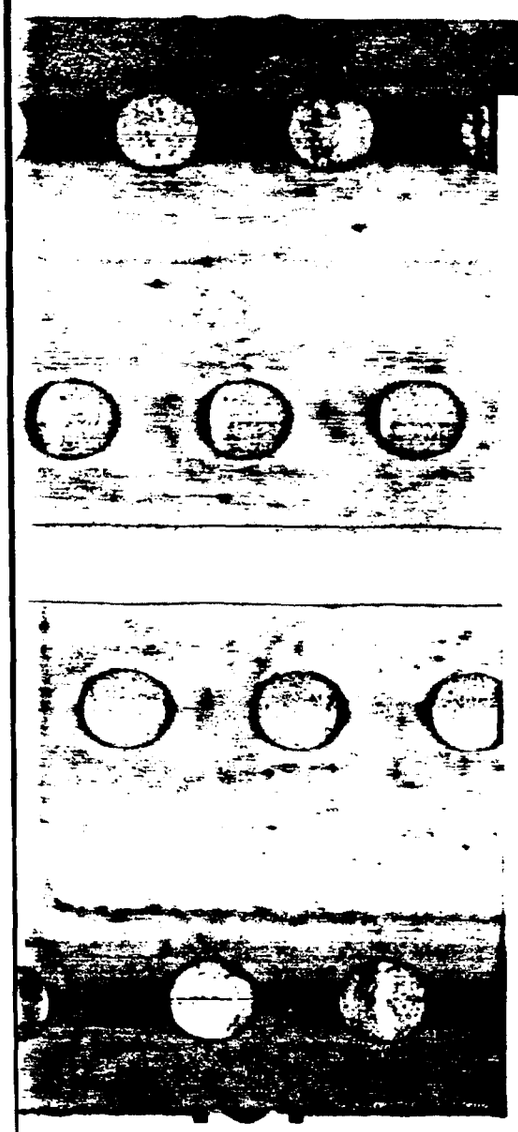
Land in Davidson County, Tennessee, being Lot No. 36 on the Map showing the Subdivision of the Waters Place of Maxey Lane in the 11th Civil District of of said County, as of record in Book 332, Pages 136 & 137, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the southerly side of Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bank of Goodlettsville, a Tennessee Banking Corporation, by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 9856, Page 230, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1404 OAKHURST DRIVE, NASHVILLE, TN 37216.

3903 04/25 0101 03CHECK 225.75



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

RECEIVED OF _____

FOR _____

BOOK 10025 PG 997

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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 12.00
TOTAL 225.75
CHECK 225.75

04/25/96 01 08:41 0001 3903

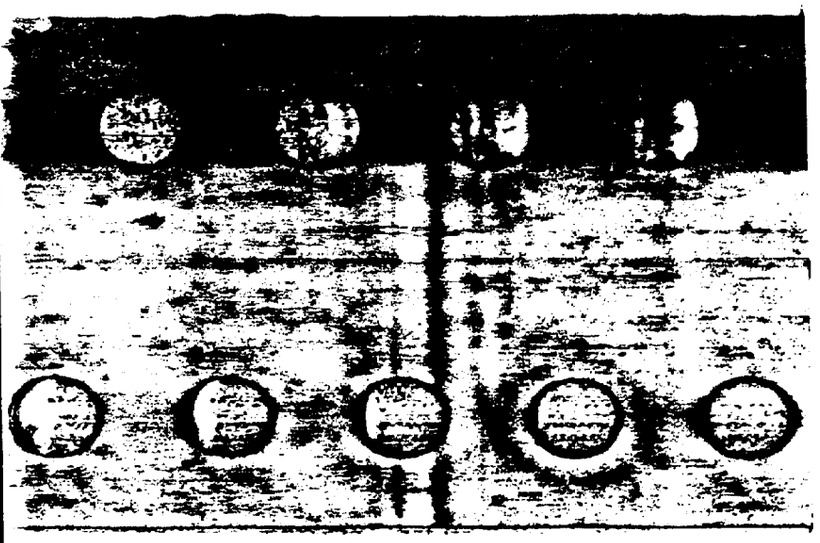
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174675
IDENTIFICATION REFERENCE

96 APR 25 AM 8:40

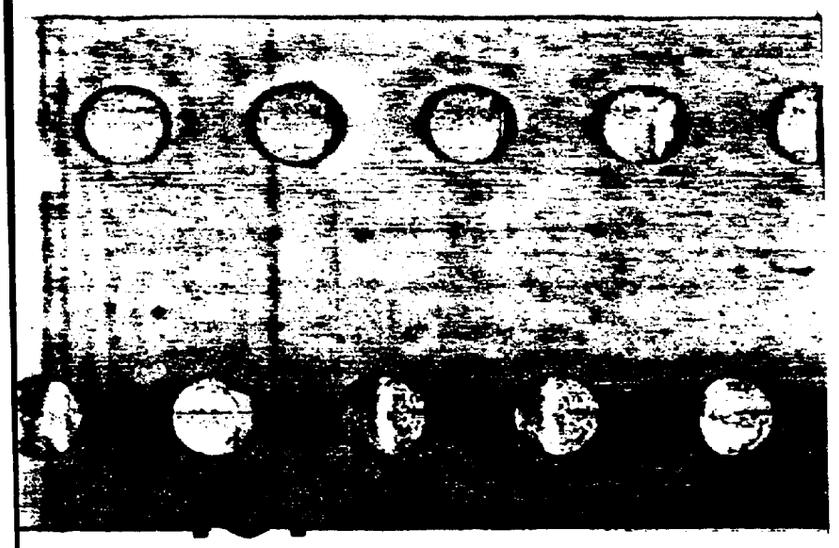
DAVIDSON COUNTY, TN.

No. 1031968

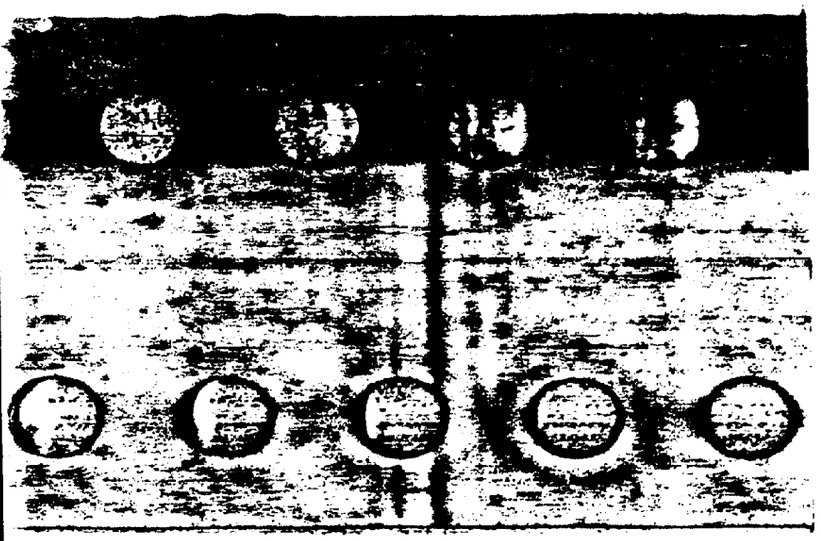


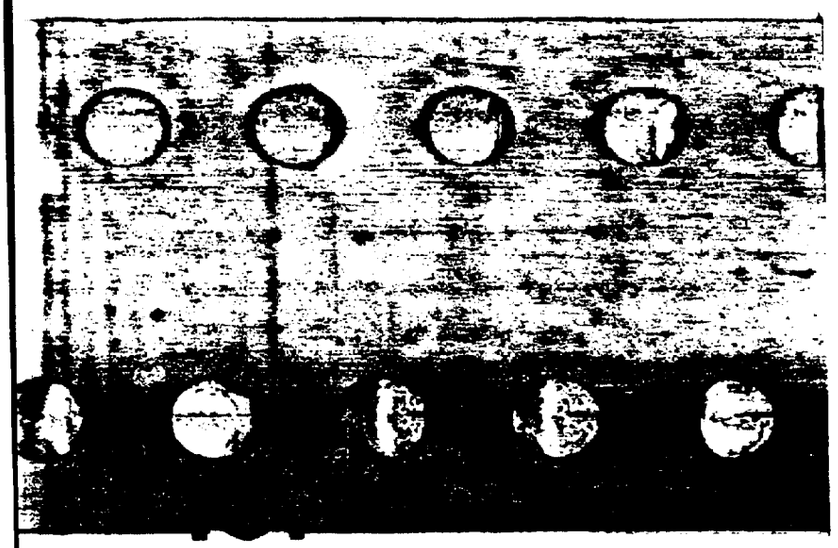
4-25-96
VOID

BOOK 10025 PG 998



BOOK 10025 PG 999





4-25-96
VOID

BOOK 10025 PG 998

BOOK 10025 PG 999