After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10459 PG 406

97 MAY 20 AM 10:54
FELIX A. WINSTEAD REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0306531

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARK A. BLOODWORTH, unmarried, and JENISE M. CASTLE (FORMERLY KNOWN AS JENISE M. BLOODWORTH) unmarried** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **FRANK T. BALLARD, a single person, and LATANYA BALLARD, a single person, as Joint Tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 43 o the Plan of Monticello Manor, which is of record in Plat Book 6250,page 551, Register's Office for Davidson County, Tennessee, to which plan is reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Bloodworth and wife, Jenise M. Bloodworth by deed from Tom Carver, a single person, dated November 10, 1988, recorded November 11, 1988, of record in Book 7701, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Plat Book 6250, page 551, and restrictions of record in Book 6643, page 950, both in the Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of record.

2817 05/20 0101 03[illegible] 223.00

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 16th day of May, 1997.

Mark A. Bloodworth
MARK A. BLOODWORTH

Jenise M. Castle
JENISE M. CASTLE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Mark A. Bloodworth and Jenise M. Castle, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 16th day of May, 1997.

Melissa M Bloodworth
Notary Public
My Commission Expires: 01/22/99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

LaDana Ballard
Affiant

Subscribed and sworn to before me this 15th day of May, 1997.

Melissa M Bloodworth
Notary Public
My Commission Expires: 01/22/99

MAP AND PARCEL NUMBERS: Map 34-05A Parcel 43.00

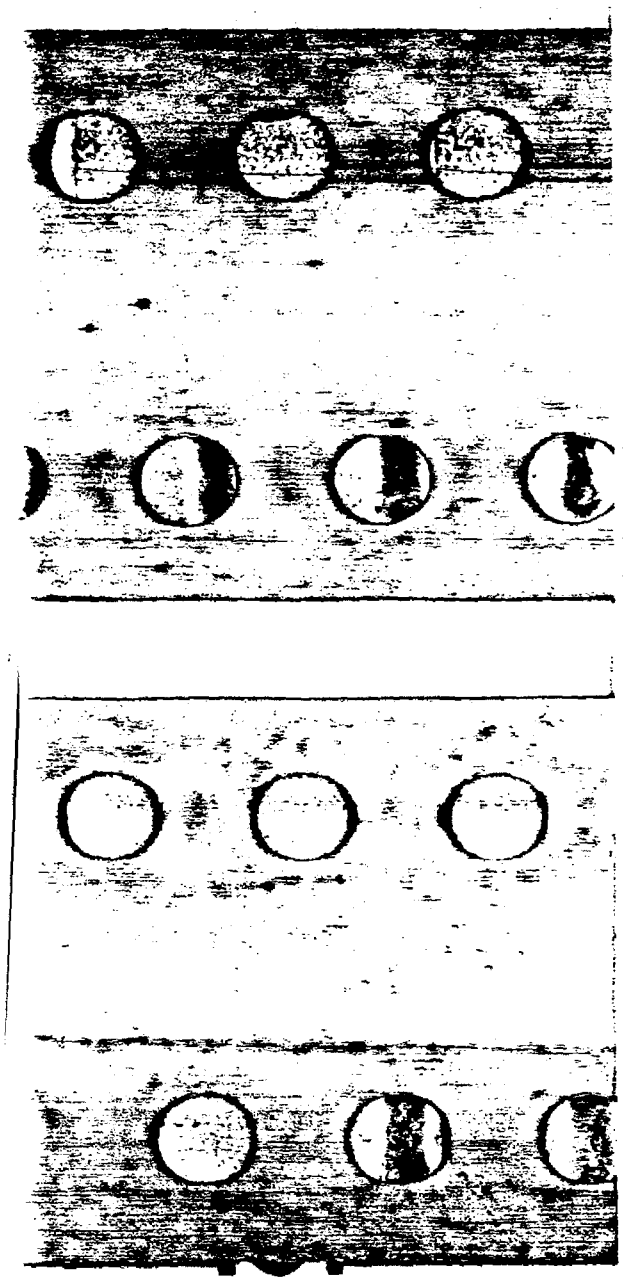
ADDRESS NEW OWNER:

Frank T. Ballard, a single person
528 Thomas Jefferson Circle
Madison, Tennessee 37115

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109

THIS INSTRUMENT PREPARED BY:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086



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

RECEIVED OF _____

FOR _____

BOOK 10459 PG 408

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60
05/20/97 01 10:53 0001 2817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306531
IDENTIF. ↑ REFERENCE

97 MAY 20 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1152021