Box 2

BOOK 10793 PG 119

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires March 27, 1999

Notary Public

MY COMMISSION EXPIRES: 2-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Ballard (NAME)	Chase Manhattan Mortgage (NAME)	161-10-B-65.00CO
316 Harwich Court (ADDRESS)	343 Thornall Street (ADDRESS)	06DU-82426
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Paul J. Steinke and wife, Kim S. Steinke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Ballard and wife, Mary M. Ballard

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, TN, BEING Lot No. 256 on the Plan of Second Revision of Villages of Brentwood, Phase Six, a Planned Unit Development, of record in Plat Book 6900, page 316, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Paul J. Steinke and wife, Kim S. Steinke, by deed from Raymond Andy Whitten and wife, Daisy Whitten, of record in Book 9581, Page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 316; Declaration of Covenants, Conditions, and Restrictions of record in Book 6143, page 11, as amended in Book 6398, page 495, Book 6852, page 497, and Book 7207, page 251; Charter of record in Book 6158, page 352; Agreement of record in Book 6699, page 752; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Paul J. Steinke and wife, Kim S. Steinke, is being effected by the signature of their Attorney-in-Fact, Mark Lonsway, pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

unimproved ( )
is improved (X) property, known as 316 Harwich Court, Nashville, TN 37211
(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 our hand s this 9th day of February 19 98

Paul J. Steinke BY: Mark Lonsway, Attorney-in-Fact

Kim S. Steinke BY: Mark Lonsway, Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Mark Lonsway** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for **Paul J. Steinke and wife, Kim S. Steinke**, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Paul J. Steinke and wife, Kim S. Steinke** the within named bargainor(s) by the said **Mark Lonsway**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9th day of February, 1998.

NOTARY PUBLIC

KAREN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-23-2000

2920 02/12 0101 03CHECK 501.10

WARRANTY DEED

FROM

Paul J. Steinke and wife, Kim S. Steinke

TO

Stephen A. Ballard and wife, Mary M. Ballard

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 FEB 12 PM 1:57

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 121

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	
	133000.00
CON TX	492.10
PRFEE	1.00
WDEED	8.00
TOTAL	501.10
CHECK	501.10

02/12/98 01 [illegible] 2920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400273
IDENTIFICATION REFERENCE

98 FEB 12 PM 1:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1253443