Pick-up by Cohen & Cohen, Attorneys

BOOK 10948 PG 861

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Dorothy P Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 1998

Notary Public

MY COMMISSION EXPIRES: 1/5/2001
(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
RUTH E. MITCHELL (NAME)	RUTH E. MITCHELL (NAME)	82-8-151
P. O. BOX 23532 (ADDRESS)	P. O. BOX 23532 (ADDRESS)	19W-15190
NASHVILLE, TN 37202-3532 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37202-3532 (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, DOROTHY DEAN BALLARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH E. MITCHELL

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 Lot No. 157, of Block 2, of the Map of F. O. BEASLEY'S MCFERRIN ADDITION, of record in Book 57, page 136, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 157 fronts 50 feet on the easterly side of North 9th Street and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to DOROTHY DEAN BALLARD, by deed from Ernest W. Dixon, Jr. and wife, Cordelia Dixon, of record in Book 1469, page 410, Register's Office for DAVIDSON County, Tennessee.

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

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

PICK-UP

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 MAY 28 AM 11:27

IDENTIF. & REFERENCE 04429 12

unimproved ( )
This is improved (X) property, known as 705 NORTH 9TH STREET, NASHVILLE, TN 37206
(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 26th day of May, 19 98

Dorothy Dean Ballard

DOROTHY DEAN BALLARD

RECEIPT #: 03CHECK 130.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY DEAN BALLARD, UNMARRIED

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of May, 1998.

Commission expires 05/27/2001

I. DYKE TATUM
Notary Public

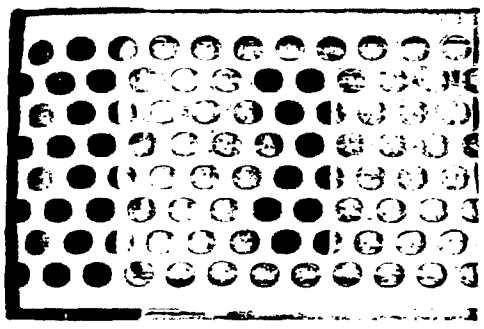
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

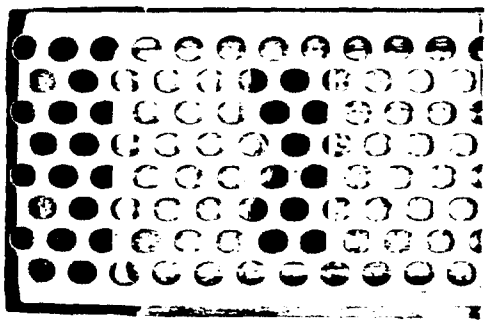
BOOK 10948 PG 863

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY 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 35000.00
CON TX 129.50
PRFEE 1.00
MBEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0442912
IDENTIF. ◆ REFERENCE

98 MAY 28 AM 11:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298564