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WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Markgraf	CHURCHILL MORTGAGE CORPORATION	18-12A-11
(NAME)	(NAME)	
356 Dorr Drive	761 OLD HICKORY BLVD., SUITE 301	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(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, Jeffrey R. Ballard and wife, Bethany D. Ballard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Markgraf and wife, Shannon Markgraf

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. 11, on the Plan of Emerald Cove, of record in Plat Book 6900, Pages 629, 630 and 631, as amended in Book 9112, page 29, Register's Office for said County, to which Plan reference is hereby made for a more comlete description.

Being the same property conveyed to Jeffrey R. Ballard and Bethany C. Dawson, both unmarried, by deed from Edward Randall Phillips, II and wife, Michelle Phillips, d/b/a Randall Phillips Homes of record in Book 9638, page 350, Register's Office for Davidson County, Tennessee. Said property having since been conveyed to Jeffrey R. Ballard and wife, Bethany D. Ballard, to create a tenancy by the entirety, by quitclaim deed from Jeffrey R. Ballard and Bethany C. Ballard, of record in Book 10307, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is made subjec to the following: Taxes for 1999 and subsequent years; all matters shown on the plan of record in Plat Book 6900, pages 629, 630 and 631, as amended in Book 9112, page 29; Declaration of covenants, conditions and restrictions of record in Book 7511, page 581; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 356 Dorr Drive, Goodlettsville, Tennessee 37072
(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 27th day of January 19 99

Jeffrey R. Ballard

Bethany D. Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Ballard and wife, Bethany D. Ballard

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 27th day of January, 19 99.

Commission expires 5/21/2001

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

054245B

IDENTIF. ↑ REFERENCE

99 JAN 29 AM 11:22

ALL STATE
DAVIDSON

50-479 KOSHCO TOTO 02/10 6589

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
126500.00
CON TX 468.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 479.05
CHECK 479.05
01/29/99 01 11:21 0001 8859

0542458
IDENTIF. A REFERENCE

99 JAN 29 AM 11:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418243