**THIS INSTRUMENT PREPARED BY:**
**HAYNES & FREEMAN, PLC**
140 North Main Street
Goodlettsville, Tennessee 37072

BOOK 11560 PG. 901

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Numbe |
|---|---|---|
| Marcus A. Ballard, Jr.<br>2203 Carter Avenue<br>Nashville, TN 37206 | Union Planters<br>100 West Front St.<br>Hattiesburg, MS<br>39403 | Map\Parcel<br>83-3-213<br>83-3-215 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAN CATHEY MOSLEY and wife, LOUISE MOSLEY, RANDALL SMITH and wife, LINDA SMITH, DONALD BURTON SMITH and wife, SHIRLEY SMITH, JANEIL WESTBROOK and husband, LARRY WESTBROOK, SR., and JOYCE KAMM, a single person, the surviving heirs of Ruby M. Smith and their spouses** have this day bargained and sold, and do hereby transfer and convey unto the said **MARCUS ANDREW BALLARD JR. and wife, CRYSTAL DAWN BALLARD,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 58, on the Plan of Brownsville as of record in Book 21, page 9, Register's Office for said County.

Beginning at a point in the center of Carter Street (now known as Carter Avenue) 529 feet west of the westerly margin of Campbell Street, thence northerly parallel with Campbell Street 680.3 feet to a point; thence westerly parallel to Carter Street (now known as Carter Avenue) 194 feet to a point; thence southwardly 680.3 feet to a point in the center line of said Carter Street (now known as Carter Avenue); thence eastwardly 195 feet to the point of beginning.

Being the same property conveyed to Ruby M. Smith, Charles Edward Mosley, V. B. Mosley, Jr., and Dan Cathey Mosley, one-fourth (1/4) undivided interest to each, by Partition Deed from Ruby M. Smith dated September 17, 1948 and of record in Book 1639, page 233, Register's Office for Davidson County, Tennessee. The said Charles Edward Mosley having since died. Joyce W. Mosley, widow of said Charles Edward Mosley, having quitclaimed her interest in the subject property to Dan Cathey Mosley by deed of record in Book 6174, page 687, said Register's Office. The said V. B. Mosley, Jr. having said died. Ouita Kee Mosley, widow of V. B. Mosley, Jr., having devised her interest in the subject property to Dan Mosley by Last Will and Testament of record in Will Book 139, Page 142, in the Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $100,000.00.
Subscribed and sworn to before me this 11 day of May, 1999.
My Commission Expires: 5/28/2000

Crystal D. Ballard
Affiant

Judy Calles
Notary Public

This is improved property located at 2203 Carter Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as provided above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 11 day of May, 1999.

Dan Cathey Mosley
DAN CATHEY MOSLEY

Louise D. Mosley
LOUISE MOSLEY

Randall Smith
RANDALL SMITH

Linda Smith
LINDA SMITH

Donald B Smith
DONALD BURTON SMITH

Shirley Smith
SHIRLEY SMITH

Joyce Kamm
JOYCE KAMM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN CATHEY MOSLEY and wife, LOUISE MOSLEY, RANDALL SMITH and wife, LINDA SMITH, DONALD BURTON SMITH and wife, SHIRLEY SMITH, and JOYCE KAMM, the within named bargainors, 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 Goodlettsville, Tennessee, this the 11 day of May, 1999.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 5/28/2000

BOOK 11560 PG. 993

JANEIL WESTBROOK

LARRY WESTBROOK, SR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANEIL WESTBROOK and LARRY WESTBROOK, SR.**, 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 Goodlettsville, Tennessee, on this the 11 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 5/28/2000

0593050

IDENTIFICATION REFERENCE

99 MAY 28 PM 4:02

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

05/28/99 0101 02CHECK 385.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

BOOK 11500 PG. 904

0593050

IDENTIF. & REFERENCE

99 MAY 28 PM 4:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 100000.00 |
| CON TX | 370.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 385.00 |
| CHECK | 385.00 |

05/28/99 01 16:05 0001 2512

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1467060