BOOK 11585 PG. 704

Return to:
WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 1999.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/16/99
LARGE (AFFIX SEAL)

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

B-0889

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph L. Baker	SunTrust Bank, Nashville, N.A.	72-7-307
(NAME)	(NAME)	
1404 Oakhurst Drive	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37230-5110	
(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, **CRYSTAL D. BALLARD AND HUSBAND, MARCUS A. BALLARD JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH L. BAKER AND WIFE, KAWANDUS L. BAKER** , 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1404 Oakhurst Drive, Nashville, TN 37216

(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 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/our hand(s) this 13th day of July, 1999.

Crystal D. Ballard

Marcus A. Ballard Jr.

06151999
RECEIVED FOR REFERENCE
99 JUL 23 PM 1:13

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Crystal D Ballard and husband, Marcus A. Ballard Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hermitage , Tennessee this 13th day of July, 1999

Commission expires: 5-28-2003

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sharon L. Riney
Notary Public

Exhibit "A:"

Land in the 11th Civil District of Davidson County, Tennessee, geing Lot No. 36 on the map of Waters Place of Maxey Lane Subdivision, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being that same property conveyed to Crystal D. Ballard and husband, Marcus A. Ballard, Jr. by deed from Marcus A. Ballard, Sr. and wife, Judy G. Ballard of record in Book 11281, Page 489, said Register's Office.

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 11585 PG. 706

06/15/99

LEGAL REFERENCE

99 JUL 23 PM 1:13

[illegible]	75500.00
CO TX	279.35
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	290.35
CHECK	290.35

07/23/99 01 13:16 0001 6254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494544