BOOK 11692 PAGE 259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Martha S Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 99

Notary Public

MY COMMISSION EXPIRES 3-29-
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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
WILLIAM J. BALLARD	NORTH AMERICAN MORTGAGE	MAP 116-08
(NAME)	(NAME)	
206 CONCORD PARK WEST	4301 HILLSBORO RD. STE. 328	GROUP C
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	NASHVILLE, TN 37215	PARCEL 206.00
(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, WILLIAM G. COLE, JR. AND WIFE, MARGARET B. COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. BALLARD AND WIFE, MARTHA S. 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, TENNESSEE, BEING Lot No. 206 on the Plan of Sugartree, Phase 4, of record in Plat Book 4955, page 84, Register's Office for DAVIDSON COUNTY, TENNESSEE, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to WILLIAM G. COLE, JR. AND WIFE, MARGARET B. COLE, by deed from William L. Rosenberg, Successor Trustee, of record in Book 7917, Page 893, Register's Office for DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 1999 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 4955, page 84; restrictions of record in Book 4856, page 157, amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Easement of record in Book 3964, Page 855; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 206 CONCORD PARK WEST, NASHVILLE, TN 37205
(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 4th day of October, 19 99

William G. Cole, Jr.
WILLIAM G. COLE, JR.

Margaret B. Cole
MARGARET B. COLE

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 WILLIAM G. COLE, JR. AND WIFE, MARGARET B. COLE

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 4th day of October

Commission expires 3-29-03

Notary Public

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in 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

WARRANTY DEED

FROM

WILLIAM G. COLE, JR. AND WIFE,
MARGARET B. COLE

TO

WILLIAM J. BALLARD AND WIFE,
MARTHA S. BALLARD

RETURN TO:

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

99 OCT -6 AM 9:45

RECEIVED
DAVIDSON COUNTY, TN.

RECEIPT

06636

1676-00

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

06436636

99 OCT -6 AM 9:45

CAPT

	450000.00
CO TX	1665.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	1676.00
CHECK	1676.00

09:48 0001 6717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524595