WARRANTY DEED

BALLARD-H00166

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/25/2001

(AFFIX SEAL)

NOTARY PUBLIC SUMNER COUNTY, TENN.

~~THIS INSTRUMENT WAS PREPARED BY:~~
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

My Commission Expires MAR. 25, 2001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Ballard and Crystal Ballard	GMAC Mortgage Corporation	72-12-007
(NAME)	(NAME)	
1713 Hanover Road	100 Witmer Road, P.O. Box 963	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DANIELLE M. BAIRD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARCUS BALLARD AND CRYSTAL BALLARD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 69 on the Plan of Waters Place of record in Plat Book 332, Page 136 and 137, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Danielle M. Baird, unmarried by Deed from Leland D. Watts filed for record 9-17-97 in Book 10611, Page 736, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1713 Hanover Road, Nashville, Tennessee
(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/our hand(s) this 30th day of June, 2000.

Danielle M. Baird

Danielle M. Baird

Instr:200007050066489 Page: 1 OF 2
REC'D FOR REC 07/05/2000 10:59:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

STATE OF ~~Tennessee~~ Arizona

COUNTY OF ~~Davidson~~ Maricopa

Personally appeared before me, Angie N. Davis, a Notary Public in and for said County and State, the within named Danielle M. Baird, 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 Nashville, Tennessee, this 30th day of June, 2000.

My Commission Expires: 07/25/2003

Angie N. Davis
Notary Public

OFFICIAL SEAL
ANGIE N. DAVIS
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Comm Expires July 25, 2003

~~Arizona~~

STATE OF Tennessee

~~Maricopa~~

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 30th day of June, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075