WARRANTY DEED

BALLARD-H00254

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/25/

(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

My Commission Expires MAR. 25, 2001

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Marcus A. Ballard, Jr. and wife, Crystal D. Ballard	GMAC Mortgage Corporation	71-7-42
(NAME)	(NAME)	
2109 Sultana Avenue	100 Witmer Road, P.O. Box 963	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	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, JAMES EDWARD UNDERWOOD, JR.,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARCUS A. BALLARD, JR. AND WIFE, CRYSTAL D. 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:

Being the westerly one-half (1/2) off Lot No. 112 on the Map of J.B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ed Underwood by Deed of record in Book 9674, page 463 and Quitclaim Deed to ACU1, LLC by Deed of record in Book 9947, page 873. Said ACU1 having since disolved and 100% of the interest having since been assigned to James Edward Underwood, Jr.

~~unimproved~~ (X)

**Individually and Assignee of the full interest of ACU1, LLC

This is improved (X) property, known as 2109 Sultana Avenue, Nashville, Tennessee 37207
(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 31st day of August, 2000.

James Edward Underwood, Jr.

James Edward Underwood, Jr. Individually &
Assignee of the full interest of ACU1, LLC

Davidson County DEEDWARR
Recvd: 09/06/00 12:56 2pgs
Fees:11.00 Taxes:118.03
20000906-0088066

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Edward Underwood, 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 Nashvile, Tennessee, this 31st day of August, 2000.

My Commission Expires:

_____
Notary Public

LORI C. WARREN NOTARY PUBLIC WILLIAMSON COUNTY, TN EX. 1/30/02

STATE OF Tennessee

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 31st day of August, 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