WARRANTY DEED

320.05
11.00
331.05

Allison Title Company
116 Wilson Pike Circle
Suite 206
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Carnell Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2001.

Judith C. Jones
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JONES NOTARY PUBLIC AT LARGE TENNESSEE RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carnell Ballard	Franklin American Mortgage Company	080-14-0/059.00
(NAME)	(NAME)	
1712 County Hospital Road	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Franklin, TN 37067	
(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,

Reginald Ballard and wife, Judie S. Ballard

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carnell 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 the 13th Civil District of Davidson County, Tennessee, and being further described as follows: Being Lot No. 11 on the Plan of the Re-Subdivision of Lots Nos. 1 through 8 of Block No. 2, in G. T. Sheegog's Subdivision, not of record. Said Lot No. 11 begins in the center of the Asylum Road at a point 298.00 feet Northeasterly from the center of Hydes Ferry Pike and said Asylum Road; and said point of beginning being the common corners of Lots Nos. 11 and 12 in said plan; thence with the dividing line, between said tow Lots Southeasterly 250.00 feet to a dead line; thence with said dead line Northeasterly 50.00 feet to a point the Northeasterly line of said Lot No. 11; thence Northwesterly with said line 250.00 feet to the center of said Asylum Road; thence with the center of the same Southwesterly 50.00 feet to the point of beginning.

Being the same property conveyed to Reginald Ballard and wife, Judie S. Ballard by Installment Deed from Ernest A. Sircy, Jr. and wife, Ellen Louise Sircy dated April 21, 1988 and filed for record in Book 7527, page 781, Register's Office for Davidson County, Tennessee.

The 2001 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 1712 County Hospital Road, Nashville, TN 37218
(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.

Davidson County DEEDWARR
Recvd: 06/28/01 17:48 2pgs
Fees:11.00 Taxes:320.05
20010628-0068809

Witness my/our hand(s) this 16th day of May, 2001.

Reginald Ballard

Judie S. Ballard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 5/16/2001, before me personally appeared Reginald Ballard and wife, Judie S. Ballard to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of May, 2001.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Notary Public