WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/01 09:16 2pgs
Fees:13.00 Taxes:518.00

20010716-0075020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Kaylor and Nancy E. Kaylor	National Bank of Commerce	Map 149
(NAME) 2339 Rader Ridge Road	(NAME) 115 29th Ave South	Group 9
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN. 37212	Parcel 226.00
(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 considerations, the receipt of which is hereby acknowledged, we, **Billy Travis Ballard, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard A. Kaylor and wife, Nancy E. Kaylor** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 155, Pebble Trace, Section 1, according to the plat thereof, recorded in Plat Book 6900, Page 34 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Billy Travis Ballard, unmarried by Warranty Deed of record in Book 9819, page 36, Register's Office of Davidson County, Tennessee.

Billy Travis Ballard having since married Elaine Ballard. The said Elaine Ballard joins in the execution of this instrument for the purpose of relinquishing her marital rights in subject property.

Subject to restrictive covenants of record in Book 7409, page 901and as amended in Book 8176, page 296; any and all matters as shown on plat of record in Plat Book 6900, page 34; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 2339 Rader Ridge Road Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 10th Day of July, 2001.

Billy Travis Ballard

Elaine Ballard

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Billy Travis Ballard and Elaine Ballard, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/17/02

