WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/01 12:42 2pgs
Fees:13.00 Taxes:321.90

20011030-0118146

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 1-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MARK A. ELROD

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily A. King (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 147-16
5012 Raywood Lane (ADDRESS)	4456 Corporation Lane, Suite 100 (ADDRESS)	PARCEL 134
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (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, Ollie Hill Ballard, Jr. and wife, Myra G. Ballard

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

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:

Being Lot No. 48 on the Plan of Tusculum Fields, of record in Book 2330, page 16, Register's Office for said County, as follows:

Said Lot No. 48 fronts 82.65 feet on the easterly side of Raywood Lane and extends back between lines, 198.4 feet on the northerly line and 214.1 feet on the southerly line, which is a broken line, to a dead line measuring 25.9 feet.

Being the same property conveyed to Ollie Hill Ballard, Jr. and wife, Myra G. Ballard by deed from O. W. Cooper and wife, Helen B. Cooper of record in Book 4193, page 910, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2330, page 16, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5012 Raywood Lane, Nashville, TN 37211
(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 18th day of October, 2001

Ollie Hill Ballard, Jr.

Myra G. Ballard

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 Ollie Hill Ballard, Jr. and wife, Myra G. Ballard

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 Nashville, Tennessee, this 18th day of October, 2001.

Commission expires 8-26-05

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within 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 _____, _____.

My commission expires _____

Notary Public