Davidson County DEEDWARR
Recvd: 06/19/03 16:02 2pgs
Fees:13.00 Taxes:111.00

20030619-0085230

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Crystal D Ballard
Affiant

Subscribed and sworn to before me, this 29 day of May 2003.

Nancy E Stoyston
Notary Public
My commission expires: 1/27/07

My Comm. Expires July 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Crystal D. Ballard 1205 McAlpine Nashville TN 37216-0000	Same	61-16-1

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Shirley Pearl Wooden an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Crystal D. Ballard an unmarried person 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:

Being the west 56.2 feet of Lot No. 17 on the Map of Kennedy & Graves Monte Vista Subdivision as of record in Book 421 page 143 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said part of lot fronts 56.2 feet on the northerly side of Alpine Avenue and runs back between parallel lines as measured from the center of said Road, 388.5 feet to a dead line. **

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Kennedy & Graves Monte Vista Subdivision of record in Book 421 Page 143, Register's Office for Davidson County, Tennessee

This property is improved property known as 1205 McAlpine, Nashville, Tennessee 37216-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of May, 2003.

Shirley Pearl Wooden
Shirley Pearl Wooden

** Being the same property conveyed to Shirley Pearl Wooden by deed from Hessie Donnel Mears Thomas Epps of record in Book 5914 page 81 Register;s Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Pearl Wooden and, 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 Brentwood, Tennessee, this 29th day of May, 2003.

Nancy E. Simpkins
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

My Commission expires: 1/27/07

FILE NO: 03904