40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/30/03 16:06 2pgs
Fees:13.00 Taxes:144.30
20030930-0144407

ADDRESS NEW OWNER:

Crystal D. Ballard
2203 Carter Avenue
Nashville, TN 37206

SEND TAX BILL:

New Owner

MORTGAGEE:
James D. Stevens
3937 Gallatin Road
Nashville, TN 37216

MAP AND PARCEL:
MAP 72-7
PARCEL 309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jerry D. Maynard, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Crystal D. Ballard, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of The Waters Place on Maxey Lane as of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jerry D. Maynard and wife, Margaret P. Maynard, by deed from B. B. Doubleday, Jr. of record in Book 4643, page 994, Register's Office for Davidson County, Tennessee. The said Margaret P. Maynard having since died.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1701 Evelyn Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular 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 September, 2003.

X _____
Jerry D. Maynard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jerry D. Maynard, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of September, 2003.

_____
Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $39,000.00.

X _____
AFFIANT

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

_____
NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006