Davidson County DEEDWARR
Recvd: 12/29/03 13:05 2pgs
Fees:13.00 Taxes:162.80
20031229-0183137

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Amanda Beth Ballard, et vir 2914 Bear Wallow Rd. Ashland City, TN 37015	Same as New Owner	Map 15 P/O Parcel 154

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NELDA H. PENTECOST, joined by her husband, FRED C. PENTECOST, and MARIE G. HELTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto AMANDA BETH BALLARD and husband, WILLIS LAMAR BALLARD, hereinafter referred to as 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 a tract of land in the 1st Councilmanic District of Davidson County Tennessee and being more accurately described according to a survey dated 9/10/03 by Tommy E. Walker, TN Lic. NO. 1465 as follows:

Beginning at an iron pin in the westerly margin of Ridgewood Road, said pin being the most southeasterly corner of the herein described tract and a common corner to Steve Pentecost (Map 15, Parcel 273 TAODCT); Thence now leaving said margin with said Steve Pentecost's north line N 78 deg. 03'12" W, 1023.78' to an iron pin; Thence N 02 deg 38'00" E, 187.13' to an iron pin; Thence S 89 deg. 50'00" E, 787.00' to an iron pin in said margin; Thence with said margin and a curve to the right (I = 14 deg. 12'50", R = 818.97', LC= 202.65', CB = S 34 deg. 14'17" E) for a curve distance of 203.17' to a point; Thence with the same and a curve to the right (I = 10 deg. 30'01", R = 1348.66', LC = 246.82', CB = S 21deg. 52' 51" E) for a curve distance of 247.16' to the point of beginning containing 5.911 acres more or less.

BEING a part of the same property conveyed to Nelda H. Pentecost by Quitclaim Deed from Marie G. Helton of record in Book 7551, page 578, Register's Office for Davidson County, Tennessee, wherein a life estate was reserved for the Grantor, Marie G. Helton.

The foregoing description was prepared from a survey dated September 10, 2003 by Tommy E. Walker, Registered Land Surveyor, Tennessee License No. 1465.

The said property is unimproved property located on Ridgewood Road, Goodlettsville, TN 37072.

By her signature hereto, Marie G. Helton relinquishes her life estate in the above described property which was retained in the Warranty Deed of record in Book 7551, page 578, said Register's Office.

THIS INSTRUMENT PREPARED UPON INFROMATION FURNISHED BY THE PARTIES.

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, the GRANTORS, 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 warrant that the same is unencumbered.

And, we, the GRANTORS, 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.

JOINDER OF SPOUSE: FRED C. PENTECOST, husband of NELDA H. PENTECOST, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Nelda H. Pentecost
NELDA H. PENTECOST

Marie G. Helton
MARIE G. HELTON

Fred C. Pentecost
FRED C. PENTECOST

"GRANTEES"

Amanda Beth Ballard
AMANDA BETH BALLARD

Willis Lamar Ballard
WILLIS LAMAR BALLARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELDA H. PENTECOST and husband, FRED C. PENTECOST, MARIE G. HELTON, and AMANDA BETH BALLARD and husband, WILLIS LAMAR BALLARD, 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, at office, this the 12th day of December, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Amanda Beth Ballard
Affiant

Sworn to and subscribed before me, this the 12th day of December, 2003.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005