Davidson County DEEDWARR
Recvd: 01/31/05 14:42 2 pgs
Fees:13.00 Taxes:265.24

20050131-0011259

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,685.95

Mark Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January 2005

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Ballard (NAME)	Same As New Owner (NAME)	MAP 072-12
234 Riverside Drive (ADDRESS)	(ADDRESS)	PARCEL 097.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(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, Peggy Sue Ballard , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Ballard and wife, Judy G. Ballard

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:

LAND in Davidson County, Tennessee, BEING Lot No. 69 on the Map of Dalewood, Section I, as of record in book 1424, page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Peggy Sue Ballard by Quitclaim Deed from William Bart Ballard, of record at Instrument No. 20041115-0136742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

William B. Ballard, executes this instrument, as attorney in fact, on behalf of Peggy Sue Ballard, pursuant to the Power of Attorney, recorded at Instrument No 20050131-0011258, R.O.D.C., TN

unimproved ( )
This is improved (X) property, known as 2108 Stratford Avenue, Nashville, TN 37216
(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 my hand this 27th day of January, 2005

Peggy Sue Ballard

By: William B Ballard

William B. Ballard, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2005, before me the undersigend, a Notary Public in and for said County and State, personally appeared, William B. Ballard, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Peggy Sue Ballard, the within named bargainor, as her attorney in fact, and being authorized so to do, acknowledged that he executed the same as the free act of Peggy Sue Ballard.

Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of January, 2005.

D. Annette Maples
NOTARY PUBLIC

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006