BOOK 4008 PAGE 105

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
480 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold W. Clawson, Jr. (NAME)	Guaranty Mortgage Company (NAME)	Map 74-8
7002 Bonnamere Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 18
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	4D 69723

For and in consideration of the sum of TEN and no/100 (10.00)-------

DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged and the assumption by the grantees of the unpaid balance of a note secured by a 1st mortgage Deed of Trust of record in the Register's Office for Davidson County, Tennessee, we the undersigned, KENNETH BALLINGER AND WIFE, JO LINDA BALLINGER

have bargained and sold, and by these presents do transfer and convey unto the said HAROLD W. CLAWSON, JR. AND WIFE, DELORES E. CLAWSON

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. 807 on the Plan of Hermitage Hills, Section VII, of record in Book 3300, page 63, Register's Office for said County.

SAID Lot No. 807 fronts 77.0 feet on the easterly margin of Bonnamere Drive and runs back between lines measuring 156.2 feet on the northerly side and 164.95 feet on the southerly side, the latter line being a broken line, to a dead line, in the rear on which it measures 74.93 feet.

BEING the same property conveyed to Kenneth Ballinger and wife, Jo Linda Ballinger by deed from Victor Coode, Unmarried of record in Book 3770, page 295, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right and interest in and to the escrow account is hereby transferred to said grantees.

This is { unimproved / improved } property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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** 19th **day of** April, **19** 66.

Kenneth Ballinger
Kenneth Ballinger

Jo Linda Ballinger
Jo Linda Ballinger

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Margaret Ann Shaw, a Notary Public in and for said County and State, the within named Kenneth Ballinger et ux Jo Linda Ballinger

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 19 66

Commission expires Nov. 5, 1967

Mrs Margaret Ann Shaw
Notary Public

NOTARY PUBLIC SEAL — DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM KENNETH BALLINGER ET UX

TO HAROLD W. CLAWSON, JR. ET UX

25180

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 20 8 35 AM '66

NOTED: BOOK 1147 PAGE 2
RECORDING FEE $ 2.00
DEP. REG. 2

Attorneys Title Company
Titles Guaranteed

EDWARD E. GIDDON
ATTORNEY AT LAW
P. O. BOX 1026
180 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

NASHVILLE, TENN.

file regular file

STATE TAX $ 1.50
PROBATE $ 1.50
TOTAL

APR 20 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 20 1966