This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tenn. 37219.

WARRANTY DEED

BOOK 4307 PAGE 763

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PHILLIP BALLENTINE et ux (NAME)	FIRST & MID-SOUTH MORTGAGE CO. (NAME)	Map 92-6
2710 MORENA STREET (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Pcl. 85
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- Dollars,

cash in hand paid by PHILLIP BALLENTINE and wife, RHODA W. BALLENTINE, and other good and valuable considerations the receipt of all of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC., has

~~XX~~ this day bargained and sold, and do hereby transfer and convey unto the said PHILLIP BALLENTINE and wife, RHODA W. BALLENTINE, their

~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 272 and the easterly 6 feet of Lot No. 271 on the Plan of Heffernan Place, Block 13,as of record in Book 161, page 138, Register's Office for said County.
SAID Lot no. 272 and said part of Lot No. 271 front together 56 feet along the northerly side of Morena Avenue and run back between parallel lines 150 feet to a 15 foot alley at the rear on which they front 56 feet together.
BEING the same property conveyed to Cumberland Builders, Inc., by deed from Mattie Webb and Louise Howse, of record in Book 4258, page 837, Register's Office for said County, and corrected by instrument of record in Book 4268, page 226, Register's Office for said County.
THIS CONVEYANCE is made subject to lack of direct access to Interstate 40 from the premises in question, such right of access having been vested in the State of Tennessee, by decree of the Circuit Court of Davidson County, Tennessee, a certified copy of which is of record in Book 4281, page 600, said Register's Office and easement for the construction and maintenance of a drainage and/or sanitary sewer vested in the State of Tennessee by decree of the Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 4281, page 600, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,850.00

Subscribed and sworn to before me, this the 27 day of January 1969

Affiant Merrill Brennan, Agent

My commission expires: 5-3-70 (Affix Seal)

Notary Public Clyde P. Holland

This is unimproved ( ) improved ( ) property, known as 2710 (House Number) Morena Street (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said PHILLIP BALLENTINE and wife, RHODA W. BALLENTINE, their

~~successors~~, heirs and assigns forever. It does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above.

It does further covenant and bind itself, its successors ~~successors~~ and representatives, to warrant and forever defend the title to said real estate to said PHILLIP BALLENTINE and wife, RHODA BALLENTINE, their

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 31st day of January, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CUMBERLAND BUILDERS, INC.

BY: L. H. Hardaway, Sr.

L. H. HARDAWAY, SR., President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned..., *a Notary Public of the State and County aforesaid, personally appeared* L. H. HARDAWAY, SR., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* CUMBERLAND BUILDERS, INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 31st *day of* January, *19* 69.

Commission expires 5-3-70 ..... *Notary Public*

FEB-4 69	CONV	13,850.00				
FEB-4 69	S'TAX		A*	35.88		
FEB-4 69	PR'FEE		A*	.50		
FEB-4 69	W'DEED		A*	3.00	*	39.38

WARRANTY DEED

FROM

TO

A 29325

IDENTIF. REFERENCE

FEB 4 3 47 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE