WARRANTY DEED

BOOK 4384 PAGE 191

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pete Ballanfant	Same.	Map. 9
(NAME)	(NAME)	Par. 33
Union Hill Road, R. 3.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred and No/100 ($5,500.00) Dollars of which Two Hundred and No/100 ($200.00) *Dollars,* has been paid in cash, the receipt of which is hereby acknowledged, and for the balance, $5,300.00, Pete Ballanfant has executed his note of even date herewith payable to the order of W. J. Newsom and wife, Frances Newsom, payable in consecutive monthly installments of $50.00 each, beginning ~~October~~ 15, 1969, and one installment due and payable on the 15th day of each month thereafter until the entire note has matured. Each installment includes principal and 7½% interest, to be applied first to interest, and balance to payment on principal, and to secure payment of said note, a lien is expressly retained on the land hereby conveyed, we, W. J. Newsom and wife, Frances Newsom,

have this day bargained and sold, and do hereby transfer and convey unto the said Pete Ballanfant, and his

14th. District of ~~said County~~, ~~(GRANTEE)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Located 1/4 miles west of Wilkinson Road on the Greenbrier Road.

Beginning at a stake which point was a white oak stump, this white oak stump was Moore's west corner, it is 30 feet south of the center line of Greenbrier Road in an old fence line running due west 239 feet to Jerry R. Baxter's N. E. corner, this point being 3 feet east of corner fence posts; turning and running S. 11° 30' E. 450 feet with Baxter's east line to a stake in the branch; thence N. 75° 30' E. 278 feet running down the branch to a point in the branch, this point being Russell Moore's S. W. corner; thence turning and running N. 18° W. 391 feet with Moore's west line to the beginning, containing 2.46 acres, more or less, according to survey of C. J. Carney on June 30, 1955.

And being the same tract of land conveyed to W. J. Newsom and wife, Frances Newsom, by deed from Charles E. Beal and wife, Donie K. Beal, dated August 27, 1963, of record in Deed Book 3618, Page 493, Register's Office of Davidsom County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 2nd day of December, 1969

Affiant W. J. Newsom

My commission expires: 1-21-71 (Affix Seal)

Notary Public H. B. Duncan

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Pete Ballanfant, and his

~~(GRANTEE)~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Pete Ballanfant, and his

~~(GRANTEE)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this ~~15th.~~ 1st day of ~~September~~ December, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. J. Newsom

Frances Newsom

This Instrument Was Prepared By
ROYD & WILKINSON, ATTORNEYS
ASHLAND CITY, TENNESSEE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* W. J. Newsom and wife, Frances Newsom, ...

..... *the within named 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 Bellevue ..... *Tennessee, this* 1st *day of* ~~September~~ Dec., *19* 69

Commission expires Aug. 4, 1971 ..... *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

DEC-4 69	CONV	*5,500.00				
DEC-4 69	MORT'G	*5,300.00				
DEC-4 69	S'TAX		A*	14.30		
DEC-4 69	S'TAX		A*	3.30		
DEC-4 69	PR'FEE		A*	.50		
DEC-4 69	W'DEED		A*	3.00	*	21.10

WARRANTY DEED

FROM

W. J. NEWSOM AND WIFE,

~~TO~~XX

FRANCES NEWSOM

TO

PETE BALLANFANT

A 6 2 4 7 5

IDENTIF. REFERENCE

DEC 4 10 12 AM '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

Mail To - Duncan Realty Co.
4517 - Charlotte Ave.
37209