This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Ballentine et ux		11W - 4275
(NAME): [illegible]	L. A. NEWMAN & COMPANY, INC. 22nd Floor, L & C Tower	Map 92-6-86
(STREET ADDRESS OR ROUTE NUMBER): [illegible]	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of .....

TEN and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

Louise House and Mattie Webb

have 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. 271 of Block No. 13 on the Plan of Heffernan Place, as of record in Book No. 161, page 138, Register's Office for said County.

Said Lot No. 271 fronts 46.9 feet on the northerly side of Morena Street, and runs back between lines, with the easterly margin of an alley, 150 feet to an alley in the rear, on which it measures 52.1 feet.

Being the same property conveyed to Louise House and Mattie Webb by deed from Modena Keith of record in Book 2959, page 547, Register's Office for said County.

INCLUDING BUT EXCLUDING the easterly 6 feet of said lot conveyed to Cumberland Builders, Inc., by deed of record in Book 4290, page 665, and 544 sq. ft. vested in the State of Tennessee by decree entered in Minute Book 6-B, page 1344, Sixth Circuit Court for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the [illegible] day of [illegible], 19[illegible]

Affiant

My commission expires: 11-24-1973
(Affix Seal)

Notary Public

This is { unimproved / improved } property, known as ..... Morena Street, Nashville, Tennessee
(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 .....

Phillip Ballentine and wife, Rhoda W. Ballentine,

.....their..... *(successors), 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/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip Ballentine and wife, Rhoda W. Ballentine, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* April, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louise House

Mattie Webb

PAID

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jane Williams, *a Notary Public in and for said County and State,* Louise House and Mattie Webb

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 Nashville, Tennessee *this* 24 *day of* April, *19* 70

Jane Williams
Notary Public

Commission expires Oct 24, 1973

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 .....

APR 30 70	CONV	*1,500.00				
APR 30 70	S'TAX		A*	3.90		
APR 30 70	PR'FEE		A*	.50		
APR 30 70	W'DEED		A*	3.00	*	7.40

WARRANTY DEED

FROM

LOUISE HOUSE, et al

TO

PHILLIP BALENTINE, et ux

A 76047

IDENTIF. REFERENCE

APR 30 2 15 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail see Env.
L a Newman Co

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE