This instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-158627

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-16-223	Mrs. Georgia L. Ballentine same as below	Mrs. Georgia L. Ballentine 1808 Beechwood Avenue Nashville, Tennessee 37212
FIELD BOOK NUMBER(S) 24W-11625	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1808 Beechwood Avenue	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

KATHLEEN TODD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGIA L. BALLENTINE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly half of Lot No. 211 on the Belmont Land Company's Plan of lots called Belmont Heights, as of record in Book 421, page 34.

Said part of said lot fronts 50 feet on the north side of Beechwood Avenue and runs back between parallel lines 191 feet, more or less to an alley.

Being the same property conveyed to Kathleen Todd, by deed from Mary Twyman Card, a widow, as of record in Book 4406, page 780.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1970 taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19th day of August, 1970.

Kathleen Todd
Kathleen Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4441 PAGE 171

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Kathleen Todd

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

Witness my hand and official seal at Nashville, Tennessee, this, the 19th day of August, 1970.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Georgia L Ballentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 1970

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

A 8 8 0 5 1

WARRANTY DEED
REF: mas

FROM KATHLEEN TODD

TO GEORGIA L. BALLENTINE

IDENTIF. REFERENCE

AUG 26 12 21 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 26 70	CONV	12,000.00			
AUG 26 70	S'TAX		A*	31.20	
AUG 26 70	PR'FEE		A*	.50	
AUG 26 70	W'DEED		A*	3.00	* 34.70

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public