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

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WARRANTY DEED

ATC 162889

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs H. A. Ballenger (NAME)	New Owner (NAME)	84-6-1.1 3D-46630
852 Battery Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1286 (STREET ADDRESS)	84-6-28 3D-46628 -
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37202 (CITY) (ZONE) (STATE)	84-6-1 3D-46635

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 [illegible] acknowledged,

MAY 11 7 CONV *7,500.00
MAY 11 7 S'TAX A* 19.50
MAY 11 7 PR'FEE A* .50
MAY 11 7 W'DEED A* 6.00 * 26.00

JAMES F. AGNEW and wife, SARAH C. AGNEW and CLARENCE D. PALMER and wife, MARY F. PALMER,

have bargained and sold, and by these presents do transfer and convey unto the said H. A. BALLENGER and wife, EVELYN M. BALLENGER,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Three tracts of land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Tract I: Beginning at a point 75 feet north from a concrete monument at the northeasterly corner of Lot No. 151, Sunny Acres, Section 4, as of record in Book 2900, page 2, Register's Office for said County; thence fronting along the northwesterly margin of Briley Parkway 215 feet to the southwesterly corner of the northerly 100 feet of the southerly 390 feet of a parcel marked "Ewing O. Harper Reserved" on the aforementioned plan, same being conveyed to grantors by deed from Donald K. Holman and wife, Barbara S. Holman, as of record in Book 3905, page 296, said Register's Office; thence leaving said Parkway and in a northwesterly direction 185 feet to the southeasterly bank of the Cumberland River; thence in a westerly direction and parallel to the said river, 223 feet to a point being 75 feet from a concrete monument at the northerly most corner of Lot No. 151; thence with a line south and parallel to the easterly line of Lot 151 to the point of beginning.

Being the same property conveyed to James F. Agnew and wife, Sarah C. Agnew, by deed from Clarence D. Palmer and wife, Mary F. Palmer, as of record in Book 4363, page 947, said Register's Office.

Tract II: Being the northerly 100 feet of the southerly 390 feet of a parcel marked "Ewing O. Harper Reserved" on the Plan of Sunny Acres, Section Four, as of record in Book 2900, page 2, Register's Office for said County, as described by a survey made by Hickerson and Hickerson, Engineers, dated July 11, 1963, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 28th day of April, 19 71

J. H. Ballenger
Affiant

My commission expires: July 23, 1974.
(Affix Seal)

Notary Public

Beginning at an iron pin in the northwesterly margin of Briley Parkway, the same 290 feet northeasterly from a concrete monument at the northeast corner of Lot No. 151 on said Plan; thence north 54°17' west 185 feet to an iron pin located 15 feet from the edge of the water of the Cumberland River; thence north 53°43' east 101.0 feet to an iron pin; thence south 54°17' east 153.5 feet to an iron pin in the northwesterly marginof Briley Parkway; thence south 35°43' west 100.0 feet to the point of beginning.

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Being the same property conveyed to James F. Agnew and wife, Sarah C. Agnew, by deed from Clarence D. Palmer and wife, Mary F. Palmer and Mary Duke Palmer, as of record in Book 4363, page 943, said Register's Office.

Tract III: Beginning at the northeast corner of the property owned by Clarence D. Palmer and wife, and running in a northeasterly direction parallel to the northerly margin of Briley Parkway, 707.81 feet, more or less to a monument; thence in a northerly direction 33.8 feet to the southwesterly bank of Cumberland River; thence in a westerly direction and parallel to the said River, 707 feet, more or less to the easterly property line of Palmer 148 feet more or less to the beginning.

Being the same property conveyed to Clarence D. Palmer and wife, Mary F. Palmer, by two deeds; one from Ewing O. Harper, Jr., and wife, Lillian G. Harper, as of record in Book 4257, page 279, and the other from Mary D. Palmer Cook, as of record in Book 4407, page 373, both in the Register's Office forsaid County.

Said Three Tracts of land are described together as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Resubdivision of Lot No. 151 and Reserved Parcel, Section Four, Sunny Acres, as of record in Book 4300, page 92, Register's Office for said County.

This conveyance is made subject to an easement to the United States of America for flowage for the waters of the Cumberland River, as of record in Book 2248, page 603.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. A. BALLENGER and wife, EVELYN M. BALLENGER, their *heirs and assigns, forever.*

And we *do covenant with the said* H. A. BALLENGER and wife, EVELYN M. BALLENGER *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.*

And we, JAMES F. AGNEW and wife, SARAH C. AGNEW and CLARENCE D. PALMER and wife, MARY F. PALMER *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. A. BALLENGER and wife, EVELYN M. BALLENGER, their, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* April, *1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Agnew
James F. Agnew

Sarah C. Agnew
Sarah C. Agnew

Clarence D. Palmer
Clarence D. Palmer

Mary F. Palmer
Mary F. Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named James F. Agnew and wife, Sarah C. Agnew and Clarence D. Palmer and wife, Mary F. Palmer

the bargainors, 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 28th day of April, 19 71.

Reau E Folk Jr, Notary Public.

Commission Expires July 23, 1974.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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 , this , 19 .

, Notary Public.

Commission Expires .

STATE OF
COUNTY OF

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, , being authorized so to do, executed , by signing the name of the corporation by .

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

Notary Public

Commission Expires .

WARRANTY DEED

REF:mas

FROM

JAMES F. AGNEW AND WIFE
AND CLARENCE D. PALMER AND
WIFE

TO

H. A. BALLENGER AND WIFE

B 1434 9

IDENTIF. REFERENCE

MAY 11 2 03 PM '71

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

File Rear Folk