BOOK 4583 PAGE 17

FORM NO. WD-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON ~~XXXXXX~~ SUMNER)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 72

Notary Public

MY COMMISSION EXPIRES: 11-2-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John W. Riadon, III, 713 W. Main Street, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anderson Balinger (NAME)	Guaranty Mortgage Company (NAME)	15D 52520
2403 Gregory Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William D. Durham and wife, Diane A. Durham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anderson Balinger and wife, Peggy J. Balinger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 101.02 feet on the north side of Gregory Drive and extends back 187.12 feet on the east line and 190.34 feet on the west line, which is a broken line, to a dead line in the rear, on which it measures 54.14 feet.

Being the same property conveyed to William D. Durham and wife, Diane A. Durham by deed from Darrell D. Trotter and wife, Mona Gail Trotter, of record in Book 4303, page 280, Register's Office for Davidson County, Tennessee.

The grantees herein assume the unpaid balance of an indebtedness owing to Guaranty Mortgage Company, secured by a deed of trust of record in Book 4038, page 568, Register's Officefor Davidson County, Tennessee.

This is ~~unimproved~~ (xx) improved (~~xx~~) property, known as 2403 Gregory Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of March 19 72

× William D. Durham

× Diane A. Durham

STATE OF TENNESSEE
~~Davidson~~ County
Sumner

BOOK 4583 PAGE 18

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Durham and wife, Diane A. Durham

the 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 Hendersonville, Tennessee, this 8th day of March 19 72

Commission expires 11-2-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

WILLIAM D. DURHAM ET UX

TO

ANDERSON BALINGER ET UX

R 5 1 5 9 4

IDENTIF. REFERENCE

MAR 13 8 23 AM '72

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 13 72	CONV	19,750.00				
MAR 13 72	S'TAX		A*	51.22		
MAR 13 72	PR'FEE		A*	.50		
MAR 13 72	W'DEED		A*	4.00	*	55.72