THIS INSTRUMENT PREPARED BY MARTIN J. SMITH, SMITH SHAMPO & GABER, ATTORNEYS AT LAW, 24405 GRATIOT AVENUE, EAST DETROIT, MICHIGAN 48021

mail to M.

98 3 1/PM

WARRANTY DEED

THIS INDENTURE made and entered into on this the 19th day of October 1972, by and between

IVY BALLENTINE

hereinafter referred to as the GRANTORS, and

EDWARD N. BALLENTINE and IVY BALLENTINE, as tenants in common, with full rights of survivorship
15361 Sprenger, East Detroit, Michigan 48021

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of

ONE AND .00/100 DOLLAR ($1.00)

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

A tract of land situated in the 4th Civ. Dist. of Davidson County, and more particularly described as follows:

Located on the Earhart Pike and beginning at an iron railroad spike in the west side of Earhart Pike 32 feet southeast of the southeast corner of the J. D. Foster store porch, the same being 34 feet northwest of an anchor pole and 32 1/2 feet northeast of a power pole, thence in a northerly direction 131 feet to a point in the center of the Earhart Pike, thence in a westerly direction 133 feet to an iron spike in the southern boundary of the Dave A. Foster property, thence, in a southerly direction 144.5 feet to an iron spike in fence line, thence in an easterly direction 123 feet to the point of beginning, containing approximately 4/10 of an acre, more or less. Being a portion of the property conveyed to J. D. Foster and wife, Allie Mai Foster by deed from C. L. Cook and wife, Vera Cook, dated July 22, 1924, recorded in Deed BK 651, Page 50, noted in Book 33, Page 529, Register's Office of Davidson County, Tennessee.

Grantor having acquired title in the following manner:

By deed from J. D. Foster and wife, Allie Mai Foster, to Elliott E. Ballentine and wife, Ivy Ballentine, of record in Deed Book No. 2485, Page 627, Register's Office, Davidson County, Tennessee, the said Elliott E. Ballentine having died intestate on the 28th day of July 1963, survived by Ivy Ballentine as sole surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Ivy Ballentine
IVY BALLENTINE

STATE OF ~~TENNESSEE~~ MICHIGAN
~~OVERTON~~ MACOMB COUNTY

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

IVY BALLENTINE

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Office in Livingston, Tennessee~~ Macomb County, Michigan

on this the 19th, day of October 19 72

Martin J. Smith
NOTARY PUBLIC
24405 Gratiot Avenue
East Detroit, Mich.
48021

MY COMMISSION EXPIRES:
July 12, 1974

ROBERTS & ROBERTS
Attorneys-at Law
LIVINGSTON, TENNESSEE 38570

6856-2R

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward N. & Ivy Ballentine	Mrs. B. Hardiman	
15361 Sprenger (STREET ADDRESS OR ROUTE NUMBER)	(NAME) 306 Brandywine	
East Detroit, Mich.	Old Hickory, Tennessee	
(CITY) (STATE) 48021 (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Martin J. Smith of
SMITH, SHAMPO & GABER
Attorneys-at-law
24405 Gratiot, Avenue
East Detroit, Michigan 48021

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STATE OF MICHIGAN)
COUNTY OF MACOMB) ss.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 3,500.00

Affiant Ivy Ballentine

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 1972.

Notary Public, Macomb Co., Mich.

MY COMMISSION EXPIRES: June 6, 1975

(AFFIX SEAL)

B 8 4 3 8 8

IDENTIF. REFERENCE

Nov 16 1 08 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV16	CONV	*3,500.00				
NOV16 S'TAX			A*	9.10		
NOV16 PR'FEE			A*	.50		
NOV16	W'DEED		A*	6.00	*	15.60