BOOK 4658 PAGE 692

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

John Wayne Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF November, 19 72

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wayne Branch, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	4D 41335
1212 Elliston Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 53-3
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 20

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, Dorothy L. McAlister and Ruby Walrond, as the heirs at law of Mary B. Ballentine, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Wayne Branch and wife, Mary Blanton Branch

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. 102 on the Plan of Section C, Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County.

SAID Lot No. 102 fronts 58 feet on the westerly side of Elliston Street and extends back 58.7 feet between parallel lines to a dead line in the rear, measuring 58 feet thereon.

BEING the same property conveyed to J. A. Ballentine and wife, Mary B. Ballentine, by deed from Jack H. Clark and wife, Margel B. Clark, of record in Book 3461, page 337, Register's Office for Davidson County, Tennessee. The said J. A. Ballentine and Mary B. Ballentine both having since died, and the said J. A. Ballentine having since predeceased Mary B. Ballentine.

This conveyance is subject to restrictive convenants of record in Book 1910, page 284 and Book 2447, page 151, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (XX) unimproved ( ) property, known as 1212 Elliston Street, Old Hickory, Tennessee 37138
(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 hand s this 22nd day of November, 19 72

Dorothy L. McAlister

Ruby Walrond

Dorothy L. McAlister

Ruby Walrond

STATE OF TENNESSEE
Davidson County

BOOK 4658 PAGE 693

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy L. McAlister and Ruby Walrond

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 Nashville, Tennessee, this 22nd day of November 1972.

Commission expires 11/8/75

Notary Public

LINDA BELL NOTARY PUBLIC AT LARGE TENNESSEE

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 (their several oaths) (his oath) (himself) acknowledged (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

file in box # 4

WARRANTY DEED

FROM DOROTHY L. McALISTER and RUBY WALROND,

heirs at law of MARY B. BALLENTINE, deceased

TO JOHN WAYNE BRANCH, ET UX

B 85659

IDENTIF. REFERENCE

Nov 28 2 01 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV28'72	CONV	12,500.00			
NOV28'72	STAX		A*	32.50	
NOV28'72	PREFEE		A*	.50	
NOV28'72	W'DEED		A*	4.00	* 37.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.