This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

Mail -1

WARRANTY DEED

BOOK 4801 PAGE 228

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLAUDE H. NEASE, ET UX	SAME	
(NAME)	(NAME)	
101 Conner Drive		25-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	87
Goodlettsville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, H. PRESTON BALTHROP AND WIFE, BETTY BALTHROP,

have this day bargained and sold, and do hereby transfer and convey unto the said

CLAUDE H. NEASE AND WIFE, WILHELMINA B. NEASE, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Ranchwood Estates, Section 2, as of record in Book 3600, page 67, Register's Office for said County, and described as follows:

BEGINNING on the southeasterly margin of Conner Drive at the corner of Lots Nos. 26 and 27; thence southeasterly with the line between said lots 311.6 feet; thence southwesterly along the rear line of Lot No. 27, 286 feet to a monument in the northeasterly margin of Roanoke Drive; thence northwesterly with the Drive, 88.9 feet to a monument; thence northerly around a curve, 39.27 feet to a monument in the southeasterly margin of Conner Drive; thence northeasterly with the Drive 180 feet to the beginning.

Being the same property conveyed to H. Preston Balthrop and wife, Betty Balthrop, by deed from Hardcastle Developers, Inc., of record in Book 4377, page 487, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,700.00

Subscribed and sworn to before me, this the 29th day of March 1974

Affiant Claude H. Nease

My commission expires: 11-12-75 (Affix Seal)

Notary Public Thomas M Blair

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantees, their

(successors), heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 29th *day of* March, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Preston Balthrop

Betty Balthrop

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,*
H. PRESTON BALTHROP AND WIFE, BETTY BALTHROP,
the within named 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 Madison, Tennessee
this 29th *day of* March, *19*74.

Thom M Black
Notary Public

Commission expires 11-12-75

H. M. BLACK * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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, and that* _____*he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*_____

_____ Notary Public
Commission expires _____

APR-1 74	CONV	38,700.00			
APR-1 74 S'TAX			A*	100.62	
APR-1 74 PR'FEE			A*	.50	
APR-1 74	W'DEED		A*	4.00	* 105.12

WARRANTY DEED

FROM
H. PRESTON BALTHROP, ET UX

TO
CLAUDE H. NEASE, ET UX

C 47838

IDENTIF. REFERENCE

APR 1 9 28 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115