BOOK 4917 PAGE 798

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME) | First Federal Savings and Loan (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | 130-3 |
| (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | 71 Pd |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

| | | | | | |
|---|---|---|---|---|---|
| JUN-25 | CONV | 39,500.00 | | | |
| JUN-25 | S'TAX | | A* | 102.70 | |
| JUN-25 | PR'FEE | | A* | .50 | |
| JUN-25 | W'DEED | | A* | 4.00 | * 107.20 |

Ted Richard Kunstling and wife, Frances W. Kunstling

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth M. Ballew and wife, Mary Lezette Ballew

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Map of a Resubdivision of Royal Oaks, Section "A" of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 227.8 feet on the north line and 228.1 feet on the south line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Ted Richard Kunstling and wife, Frances W. Kunstling by deed from William E. Nestor and wife, Meredith D. Nestor of record in Book 4619, page 746, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to easements, restrictions, set back lines of record, and taxes for 197___, applicable to said property.

unimproved ( )
This is improved (X) property, known as 632 Royal Oaks Place (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 29th day of May, 19 75.

Ted Richard Kunstling
TED RICHARD KUNSTLING

Frances W. Kunstling
FRANCES W. KUNSTLING

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 4917 PAGE 799

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ted Richard Kunstling and wife, Frances W. Kunstling

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 29th day of May, 19 75

My commission expires July 24, 1977 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 39,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 29th day of May, 19 75.

My commission expires July 24 1977 Notary Public _____

This instrument was prepared by:
*This instrument prepared by*

| Name | STEPHENSON AND LACKEY<br>First Federal Building<br>Nashville, Tennessee 37219 | Address |
|---|---|---|

WARRANTY DEED

FROM

TED RICHARD KUNSTLING AND WIFE, FRANCES W. KUNSTLING

TO

KENNETH M. BALLEW AND WIFE, MARY LEZETTE BALLEW

D 00716

IDENTIF. REFERENCE

JUN 2 2 50 PM '75

FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219