Fleet — Box 26, Knoxville, Tn 37121 Beattie Bros

BOOK 4958 PAGE 226

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

KENNETH H. BALLINGER

TO

RUTH R. ROSS

For draftsman's use

Mail

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BLVD., SUITE 100
NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUTH R. ROSS (NAME)	Emigrant Savings Bank (NAME)	
149 Jacksonian Dr (STREET ADDRESS OR ROUTE NUMBER)	5 East 42nd St (STREET ADDRESS)	74-B
Hermitage, Tn 37076 (CITY) (STATE) (P. O. ZIP)	New York, New York 10017 (CITY) (STATE) (ZIP)	265 pt.

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 3 9 58 AM '75

FEE REGISTER DAVIDSON COUNTY, TENN.

D 1 8 3 4 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,000.00 Ruth R. Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Oct. 1975.

Janette J. Simpson
Notary Public

MY COMMISSION EXPIRES: 2-16-79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

For and in Consideration of the sum of Ten ---------- ($10.00) ---------- DOLLARS and the agreement of grantee to assume and pay a certain Deed of Trust of record in Book 3859, Page 756, Register's Office for Davidson County, Tennessee.

I,
KENNETH H. BALLINGER have bargained and sold, and by these presents do transfer and convey unto the said RUTH R. ROSS and her 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. 1005 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, Page 50, Register's Office for said County.

SAID Lot No. 1005 fronts 95 feet on the easterly margin of Jacksonian Drive, and runs back between lines measuring 195 feet on the southerly side and 198.15 feet on the northerly side to a line in the rear, measuring 52.7 feet thereon.

BEING the same property conveyed to Kenneth H. Ballinger and wife, Jo Linda Mc Ballinger, by Deed from Johnson Homes, Inc., of record in Book 3859, Page 754, Register's Office for Davidson County, Tennessee. The said parties having since divorced, and Jo Linda Mc Ballinger conveyed all her right, title and interest in said property to Kenneth Hale Ballinger, by Deed of record in Book 4862, Page 871, Register's Office for Davidson County, Tennessee.

Francy N. Ballinger, wife of Kenneth H. Ballinger, in signing this Deed of conveyance, hereby releases any and all interest she may have in the above described realty, including that of homestead and dower.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUTH R. ROSS and her heirs and assigns, forever.

And I do covenant with the said RUTH R. ROSS that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, KENNETH H. BALLINGER do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said RUTH R. ROSS and her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2 day of Oct, 1975

X Kenneth H. Ballinger
KENNETH H. BALLINGER

Francy N. Ballinger
FRANCY N. BALLINGER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jeanette J. Simpson, a Notary Public in and for said County and State, the within named KENNETH H. BALLINGER and wife, FRANCY N. BALLINGER the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 2nd day of Oct., 1975.

Jeanette J. Simpson, Notary Public.

Commission expires 2-16-77

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 .....

OCT-3 S'TAX A* 72.80
OCT-3 PRFEE A* .50
OCT-3 DEED A* 4.00 * 77.30