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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26200.00

x Joy Balthrop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May

Notary Public

MY COMMISSION EXPIRES: 11-20-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reva Joy Balthrop (NAME)	First Federal Savings & Loan (NAME)	95-10
532 Bismark Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. North (STREET ADDRESS)	62
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

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, Jimmie L. Bain and wife, Elaine Bain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reva Joy Balthrop

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:

Being Lot No. 138 on the plan of Elm Hill Acres, Section IV, as of record in Book 2331, page 118, Register's Office for said county, described as follows:

Beginning at a point in the easterly margin of Bismark Drive at the corner of Lots 138 and 139, thence with the line between said lots easterly 151 feet to a point in the line of Lot No. 137, thence with the line between Lot Nos. 137 and 138, northerly 133 feet to a point in the southerly margin of Snook Drive, thence with the margin of the same, westerly 125 feet to a point in the beginning of a curve, thence around said curve southwesterly 31.42 feet to a point in the easterly margin of Bismark Drive, thence with the margin of said Bismark Drive southerly 105 feet to the point of beginning.

Being the same property conveyed to Jimmie L. Bain and wife, Elaine Bain by deed from E. Mark Turner and wife, Nancy Turner, as of record in Book 4992, page 552, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4780, page 820, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

For the purposes of this instrument Jimmie L. Bain and Jimmie Lee Bain are one and the same person.

This is unimproved ( ) improved (XX) property, known as 532 (House Number) Bismark Drive (Street) Nashville, TN. (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 11TH day of MAY, 19 76

x Jimmie Lee Bain x Elaine Bain

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie L. Bain and wife, Elaine Bain

the bargainors, 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 11th day of MAY, 1976

Commission expires 6/23/79

E. H. Wilkerson
Notary Public

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) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM Jimmie L. Bain et ux

TO Reva Joy Balthrop

D 48708

IDENTIFICATION REFERENCE

MAY 17 9 35 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO: W.G. ER 2255 TENN. 37214

MAY 12	CONV	26,200.00		
MAY 12	S'TAX		B* 68.12	
MAY 12	PR'FEE		B* .50	
MAY 12	W'DEED		B* 4.00	* 72.62