File Fidelity Fed

WARRANTY DEED

BOOK 5316 PAGE 992

FROM Joseph A Estes et ux Mary M Estes

ADDRESS NEW OWNER(S) AS FOLLOWS:
Collin T Ballance and wife
105 Valley Green Drive
Antioch, Tn 37013

SEND TAX BILLS TO:
Fidelity Federal Savings and Loan Assoc.

PREPARED BY:
Clyde Paul Holland, Atty
2016 Parkway Towers
Nashville, Tn 37219

MAP-PARCEL NOS:
162-6
~~345~~ 257 Lo

E 7929

IDENTIF. REFERENCE

Jul 27 2 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,600.00 Affiant. Collin T. Ballance

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of July 1978

Brenda J. Gilmore
NOTARY PUBLIC

My Commission Expires Nov. 21 1980

AFFIX SEAL

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE COMMISSION EXPIRES DAVIDSON COUNTY

FOR AND and IN CONSIDERATION OF the sum of Ten and no/00---------- ----------

----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged

Joseph A Estes and wife Mary M Estes GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Collin T Ballance and wife Gayle R Ballance, Grantees

their (his, her, its) heirs, successors and assigns.

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No 29 on the Plan of Valley Green, as of record in Book 4460, Page 96, Registers Office for Davidson County, Tennessee.

Said Lot No 29 fronts 73 feet on the westerly margin of Valley Green Drive and runs back 111.19 feet on the northerly sideline, and 129.06 feet on the southerly line to a line at the rear on which it measures 111.62 feet.

BEING the same property conveyed to Joseph A Estes and wife Mary M Estes by deed from Reynold Bubis, Trustee, of record in Book 4717, Page 247, said Registers Office.

This conveyance is made subject to restrictive covenants of record in Book 4622, Page 277, Registers Office for said County.

JUL 27 78	CONV	43,600.00			
JUL 27 78	S'TAX		B*	113.36	
JUL 27 78	PAFEE		B*	.50	
JUL 27 78	W'DEED		B*	4.00	* 117.86

unimproved ( )
This is improved (x) property, known as 105 Valley Green Drive, Antioch, Tn 37013
Number Street City State 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, successors 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 except of record.

AND ...Joseph A Estes and wife Mary M Estes... do(es) further covenant and bind ...THEMSELVES, THEIR... heirs and representatives, to WARRANT and forever defend the title to the said land to the said ...GRANTEES... ...THEIR... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ...Our... hand ...s... this ...25... day of ...July..., 19...78...

Joesph A Estes

Mary M Estes

{STATE OF ...Tennessee...; COUNTY OF ...Davidson...} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named ...Joseph A Estes and wife Mary M Estes...

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ...Nashville, Tennessee...
City State

this ...25... day of ...July..., 19...78...

My Commission Expires Nov. 26, 1980
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ...; COUNTY OF ...} (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ... of the ..., a corporation, the within named bargainer, and that ...he as such (Title) ... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...self as (Title) ...

WITNESS my hand and seal, at office in CITY: ... STATE: ...

this ...day of ... 19...

Commission Expires

Notary Public

(AFFIX SEAL)