BOOK 5318 PAGE 951

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,200.00

Donald E. Ballington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1978

Notary Public

MY COMMISSION EXPIRES: 10/28/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Atty., 20th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Ballington (NAME)	Molton, Allen & Williams, Inc. (NAME)	Map 75-13
301 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	Par. 183
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	4D 31720

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, LYMAN L. COLE and wife, ANNE SHARP COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD E. BALLINGTON and wife, LYNDA M. BALLINGTON

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:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hermitage Hills, Section I, as of record in Book 2900, pages 48 and 49, Register's Offic for said County, described as follows:

BEGINNING at a point in the easterly margin of Bonnaridge Drive at the corner of Lots 47 and 48, thence with the line between said lots, northeasterly 50 feet to a corner of Lot No. 68; thence with the line between Lots No. 47 and 68, nrothwesterly 97 feet to the southeasterly margin of Bonnacreek Drive; thence with the margin of the same, southwesterly 125 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the margin of Bonnaridge Drive; thence with the new margin of the same, southeasterly 72 feet to the point of beginning.

BEING the same property conveyed to Lyman L. Cole and wife, Anne Sharp Cole, by deed from Philip N. Brownstein, of record in Book 3922, page 396, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 301 Bonnridge Drive, Hermitage, Tennessee 37076
(House Number) (Street) (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 26th day of July, 1978

Lyman L. Cole
LYMAN L. COLE

Anne Sharp Cole
ANNE SHARP COLE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Lyman L. Cole and wife, Anne Sharp Cole

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 26th day of July, 19 78

Commission expires 10/28/78

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
Lyman L. Cole and wife,

Anne Sharp Cole

TO
Donald E. Ballington and wife,

Lynda M. Ballington

Please record and file in Box "7"

E 80099

IDENTIF. REFERENCE

Aug 1 1 54 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-1 78	CONV	36,200.00			
AUG-1 78	S'TAX		B*	94.12	
AUG-1 78	PR'FEE		B*	.50	
AUG-1 78	W'DEED		B*	4.00	* 98.62