BOOK 5323 PAGE 252

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tenn. 37115

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard D. Peek (NAME)	New Owner (NAME)	98-27
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	(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, Edward N. Ballentine and Ivy Ballentine, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard D. Peek

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:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Located on the Earhart Pike and beginning at an iron railroad spike in the west side of Earhart Pike 32 feet southeast of the southeast corner of the J. D. Foster store porch, the same being 34 feet northwest of an anchor pole and 32-1/2 feet northeast of a power pole, thence in a northerly direction 131 feet to a point in the center of the Earhart Pike, thence in a westerly direction 133 feet to an iron spike in the southern boundary of the Dave A Foster property, thence, in a southerly direction 144.5 feet to an iron spike in fence line, thence in an easterly direction 123 feet to the point of beginning, containing approximately 4/10 of an acre, more or less.

Being the same property conveyed to Edward N. Ballentine and Ivy Ballentine, as tenants in common, with full rights of survivorship by deed from Ivy Ballentine, of record in Book 4656, page 231, Register's Office for Davidson County, Tennessee.

T erty taxes for the year 1978 have been prorated and assumed by es.

JEAN FEOLE NOTARY PUBLIC OAKLAND COUNTY, MICH.

This is unimproved ( ) improved (X) property, known as Route # 1, Earhart Road, Hermitage, Tenn. 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 hands this 4th day of August, 1978

Edward N. Ballentine
EDWARD N. BALLENTINE

Ivy Ballentine
IVY BALLENTINE

Subscribed and sworn to before me, a Notary Public for Macomb County, this 4th day of August, 1978.

Jean Feole
Jean Feole

JEAN FEOLE
Notary Public, Oakland County Mich.
Acting in Macomb County Mich.
My Commission Expires May 20, 1979

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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) as such _____ and (they) _____, 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

Mail to: J. R. Coarsey Realty Co.
905 Gallatin Road, S. Madison,
Tennessee 37115

WARRANTY DEED

FROM EDWARD N. BALLENTINE AND IVY BALLENTINE

TO LEONARD D. PEEK

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IDENTIF. REFERENCE

AUG 10 9 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 10 78	CONV	*7,500.00			
AUG 10 78	S'TAX		B*	19.50	
AUG 10 78	PR'FEE		B*	.50	
AUG 10 78	W'DEED		B*	4.00	* 24.00