This Instrument Prepared By:

[illegible], Kelley, Herbert & Crawford
[illegible] Floor, L & C Tower
[illegible], Tennessee 37219

WARRANTY DEED

BOOK 5331 PAGE 428
READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
75-4-44	Edward J. Heffernan Florence Heffernan	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S) 4D-24481	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 617 Albany Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG29 78	CONV	53,900.00			
AUG29 78	S'TAX		B*	140.14	
AUG29 78	PR'FEE		B*	.50	
AUG29 78	W'DEED		B*	4.00	* 144.64

Francy Nan King Ballinger and husband, Kenneth H. Ballinger

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward J. Heffernan and wife, Florence Heffernan

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 245 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 245 fronts 80 feet on the northeasterly margin of Albany Drive and etends back between two lines, 185.0 feet on the northwesterly line and [illegible] feet on the southeasterly line to a line in the rear, measuring 83.49 feet thereon.

Being the same property conveyed to Edward King and wife, Francy Nan King by deed from Johnson Homes, Inc., of record in Book 4385, Page 608, said Register's Office, the said Edward King having since died.

This conveyance is made subject to restrictions of record in Book 4226, Page 457, Register's Office for Davidson County, Tennessee.

Kenneth H. Ballinger joins in this conveyance conveying all of his right, title and interest in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of August, 19 78.

Francy Nan King Ballinger — Francy Nan King Ballinger

Kenneth H. Ballinger — Kenneth H. Ballinger

BOOK 5331 PAGE 429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Francy Nan King Ballinger and husband, Kenneth H. Ballinger 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 TN 37219, Tennessee, this, the 25th day of August, 1978.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 78

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM Francy Nan King Ballinger

TO Kenneth H. Ballinger

Edward J. Heffernan

Florence Heffernan

E 8 5 7 7 7

IDENTIF. REFERENCE

AUG 29 3 46 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public