BY: R.

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

From information furnished by others

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Francy King Ballinger (NAME)	SAME (NAME)	4 D 26876
124 Saddle Tree Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5346 PAGE 134
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN and NO/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, receipt of which is hereby acknowledged, we, MAX D. MURPHY and wife, LINDA B. MURPHY

OCT-4 78	CONV	46,000.00			
OCT-4 78	S'TAX		B*	119.60	
OCT-4 78	PR'FEE		B*	.50	
OCT-4 78	W'DEED		B*	4.00	* 124.10

have bargained and sold, and by these presents do transfer and convey unto the said FRANCY KING BALLINGER, a married person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 124 in the Fox Run Condominiums Apartments, Section 1, as shown on Plan of record in Book 4860, Page 52, said Register's Office, and said description is incorporated herein by reference thereto.

BEING the same property conveyed to Max D. Murphy and wife, Linda B. Murphy, by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, by deed of record in Book 5208, Page 204, and Master Deed of record in Book 4956, Page 582, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, Page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, Page 590, Register's Office for Davidson County, Tennessee; and the Restrictive Covenants of record in Book 4465, Page 109 and Book 4465, Page 102, Register's Office for said County.

COVENANTS between the parties, but not running with the land are as follows: Storage building to stay; refrigerator to stay; draperies to stay in den; spot on kitchen ceiling to be painted; storage room under steps will have door put on & stained to match other doors; all walls will be prepared for painting; molding for kitchen area to stay; seller to furnish a good grade of Porter paint to paint all rooms of condominium, or give buyer an allowance to purchase said paint; seller to furnish buyer an electric, self-cleaning oven, G.E. Range comparable to ones in new Units; and seller will allow $125.00 wallpaper allowance.

unimproved ( )
This is improved (XX) property, known as 124 Saddle Tree Court (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 2nd day of October, 19 78.

MAX D. MURPHY: Max D. Murphy

LINDA B. MURPHY: Linda B. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Max D. Murphy and wife, Linda B. Murphy

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 Hermitage, Tennessee, this 2nd day of October, 19 78.

My commission expires 12-13-78 Notary Public David R. Kingsley

DAVID R. KELLEDY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Diana King Ballinger
Affiant

Sworn to and subscribed before me this 2nd day of October, 19 78.

My commission expires 12-13-78 Notary Public David R. Kingsley

DAVID R. KELLEDY NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM MAX D. MURPHY and wife,

TO LINDA B. MURPHY

FRANCY KING BALLINGER

E 92265

IDENTIF. REFERENCE

OCT 4 10 28 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219