STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5378 PAGE 60

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

49,800.00

Franklin D. Balch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 1978.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Franklin D. Balch (NAME) | Commerce Union Park (NAME) | |
| Lot #133, Primrose Meadows (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37239 (CITY) (STATE) (ZIP) | 11D 36152 |

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, First Capital Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin D. Balch and wife Ina P. Balch

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 133 Primrose Meadows, Section 2, as of record in Plat Book 4860, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 133, which is a corner lot, fronts 68.00 feet on the easterly margin of Slayton Drive and 253.14 feet on the northerly margin of Apple Valley Road, said frontages being joined by a curve 39.27 feet in length, thence runs back 101.0 feet on the northeasterly lot line and 278.0 feet on the northwesterly lot line to a point of intersection.

Being part of the same property conveyed to Cherokee Capital Corporation by deed from Ralco, Inc. of record in Book 5224, page 142, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved ( ) property, known as Lot #133, Primrose Meadows Madison, TN 37115
(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 my hand this 20TH day of DECEMBER, 19 78

Ida L Lewis V.P.

STATE OF TENNESSEE }

BOOK 5378 PAGE 61

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 }
County of Davidson }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Rhea and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Vice President and _____ respectively of the First Capital Corporation the within named bargainor, a corporation, and that (he / they) as such Vice President 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 Joe Rhea as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 20TH day of DECEMBER, 1978

My commission expires 1-1-80

_____
Notary Public

LEY E. JACKSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E

WARRANTY DEED

FROM
First Capital Corporation

TO
Franklin D. Balch

F. 0 6 4 6 2

IDENTIF. REFERENCE

DEC 22 9 13 AM '78

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| 0222 | CONV | 19,800.00 | | |
| 0222 5 | S'TAX | | 129.4 | |
| 0222 7 | PR'FEE | | .50 | |
| 0222 8 | W'DEED | | 4.00 | ★ 133.98 |

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201