This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5498 PAGE 942

WARRANTY DEED

ADDRESS NEW OWNER (S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Irwin B. Venick and Jeanne F. Ballinger	Third National Mortgage Company	104-16-256
(NAME)	(NAME)	
805 Beechwood Avenue	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Irwin B. Venick and Jeanne F. Ballinger and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas J. Wims and wife, Nellie D. Wims

have this day bargained and sold, and do hereby transfer and convey unto the said Irwin B. Venick and Jeanne F. Ballinger

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the east one-half of Lot No. 227 on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 62½ feet on the south side of Beechwood Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Thomas J. Wims and wife, Nellie D. Wims by deed from James C. Seay, Jr. and wife, Eleanor King Seay of record in Book 3985, page 266, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22500.00

Subscribed and sworn to before me, this the 11th day of September 1979

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1805 Beechwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 11th *day of* September *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas J. Wims

Thomas J. Wims

Nellie D. Wims

Nellie D. Wims

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Thomas J. Wims and wife, Nellie D. Wims

*the within named 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* 11th *day of* September, *19*79

Doris E. Moran *Notary Public*

NOTARY PUBLIC AT LARGE

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Thomas J. Wims and wife,
Nellie D. Wims

TO
Irwin B. Venick and Jeanne F.
Ballinger

F 52036

IDENTIF. REFERENCE

SEP 14 3 04 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5498 PAGE 944

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8.50 .10- CO	
			56.50 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	65.00-
16128 09/14/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 52036

IDENTIF. REFERENCE

SEP 14 3 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711904