PREPARED BY:
James L. Smith, Atty., 140 N. Main St., Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Preston Balthrop	SAME	52-2
R # 4 Brick Church Pike (NAME)	(NAME)	1
Goodlettsville, Tennessee 37072 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5520 PAGE 459

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

cash in hand paid by Preston Balthrop, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, James W. Billings, Jr., Chris Mayers, Betty Jean Saverio, and Nancy Billings Oaks,

have this day bargained and sold, and do hereby transfer and convey unto the said Preston Balthrop, his

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

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1, Block "E" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County, described as follows:

Beginning at the northwest intersection of Lanier Drive and Neely's Bend Road; thence with the westerly margin of Lanier Drive, northerly 146 feet to a point at the corner of Lots 1 and 2; thence with the line between said lots, westerly 101.75 feet to a point, the northeast corner of the property conveyed to E. C. Chance and wife, by deed of record in Book 3646, page 564; thence along Chance's easterly line, southerly 145.3 feet to a point in the northerly margin of Neely's Bend Road; thence with the margin of the same, easterly 103.2 feet to the point of beginning.

Being the same property conveyed to Amanda May Billings, James W. Billings, Jr., and Chris Mayers by deeds of record in Book 4517, page 516, and Book 4864, page 829, Register's Office for Davidson County, Tennessee; the said Amanda May Billings having since died leaving James W. Billings, Jr., Chris Mayers, Betty Jean Saverio, and Nancy Billings Oaks as her only heirs at law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 23 day of October 19 79

Affiant Nancy Billings Oaks

My commission expires: 1-15-83 (Affix Seal)

Notary Public Evelyn B. Ellis

This is unimproved (X) improved ( ) property, known as 551 Lanier Drive, Madison, TN 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Preston Balthrop, his

(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 Preston Balthrop, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 17th day of April, 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.

Nancy Billings Oaks

Betty Jean Saverio

Amanda May Billings

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Emmaleen Bandy *a Notary Public in and for said County and State,* James Billings Jr. & Chris Mays Betty Jean Lewellis *the within named bargainors, 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 White's Creek *this* 23 *day of* October, *19* 79

Emmaleen Bandy *Notary Public*

Commission expires 1-15-83

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 .....

STATE OF LOUISIANA
COUNTY OF CADDO

Personally appeared before me, a Notary Public in and for said County and State, the within named James W. Billings, Jr., and wife, Carolyn Mills Billings, the bargainors, 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 Shreveport, Louisiana, on this the 17th day of April, 1979.

Marilyn E. Jones
Notary Public

My Commission Expires

MARILYN E. JONES
By Commission is in Life

NOTARY PUBLIC
CADDO PARISH, LA.

WARRANTY DEED
FROM
JAMES W. BILLINGS, ET AL
TO
PRESTON BALTHROP

F. 59892

IDENTIF. REFERENCE

OCT 26 2 12 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5520 PAGE 461

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
			1414A10/26/79 BIL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 5 9 8 9 2

IDENTIF. REFERENCE

T

OCT 26 2 13 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 721424