BOOK 5643 PAGE 53

FORM NO. WD-1

8412 08/27 71.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000

E. C. Nixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 1980.

Camille K. Batchelor
Notary Public

MY COMMISSION EXPIRES: Oct. 15, 1983
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jon L. Setzer, Cate & Setzer, 1101 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam L. Ballinger (NAME)	(Same) (NAME)	64-9
4252 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	142
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ~~TEN DOLLARS~~ $25,000.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, E. C. Nixon,

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam L. Ballinger, et ux, Ruby Ballinger,

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:

Lots 34 and 35 and Lot 36 of Block 4 in the plans of Berryville, as recorded in Book 421, Page 117, of the Register's Office for Davidson County, Tennessee. Said Lots 34,35 and 36 in Block 4 front 50 feet each on the west side of Wood Avenue and run back westwardly, between parallel lines 150 feet to an alley; the south side of said Lot Number 36 is along the northerly margin of Fourth Street.

Being the same property conveyed to E. C. Nixon from Bessie Silverfield by deed of record in Book 946, Page 13, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4253 Wood Street, Old Hickory, Tennessee 37138
(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 26th day of August, 1980

E. C. Nixon

E. C. NIXON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Camille K. Batchelor, a Notary Public in and for said County and State, the within named E. C. Nixon

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 80

Commission expires Oct. 15, 1983

Camille K. Batchelor
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

E. C. NIXON

TO

SAM L. BALLINGER and wife, RUBY BALLINGER

G 0 4 6 4 7

IDENTIF. REFERENCE

AUG 27 | 10 PM '80

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5643 PAGE 55

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
8412A08/27/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G046477

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IDENTIF. REFERENCE

AUG 27 1 19 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 776398