WARRANTY DEED

BOOK 5653 PAGE 613

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Preston Pete Ballanfant	same	Map 16-[redacted]
(NAME) 6348-Alamo Place	(NAME)	Par- 76
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37209	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Preston Pete Ballanfant and wife Ida Ballanfant and the further consideration of the cancellation of the indebtedness secured in deed of record in book 5124, page 777, Register's Office for said County.

We, Virgil W. Britt Sr. and wife Ida M. Britt,

have this day bargained and sold, and do hereby transfer and convey unto the said Preston Pete Ballanfant and wife Ida Ballanfant their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th. Civil District of said County described according to a sketch of a survey prepared by John M. Sullivan, Civil Engineer, dated May 22nd 1965 as follows:
Beginning at a point at the intersection of the center line of Union Hill Road and Ivey Point Road; thence with the center of Ivey Point Road north 5 degrees 22 ' east 108.1 feet, thence north 17 degrees 21' west 140.3 feet to a point; thence north 23 degrees 22' west 52 feet to a point; thence leaving said road south 86 degrees 33' east and running north of a spring located about 25 feet south of this line, a distance of 282.6 feet to a point; thence south 3 degrees 27' west 200.2 feet to the center of Union Hill Road; thence with the center line of said road, south 70 degrees 18' west 60.4 feet; thence south 72 degrees 13' west 170 feet to the point of beginning.
Being the same property conveyed to Ida M. Britt by deed from Sam R. Baggett of record in book 5394, page 915, said Register's Office.

This conveyance is made subject to restrictions of record in book 3895, page 364, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.
Taxes for the year 1980 are assumed by grantees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,690.00

Subscribed and sworn to before me, this the 15TH day of September 1980

Affiant Preston Pete Ballanfant

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

Notary Public

This is unimproved ( ) improved (X) property, known as Ivey Point Road and Union Hill Road Goodlettsville, Tenn.
(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 Pete Ballanfant and wife Ida Ballanfant 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* Preston Pete Ballanfant and wife Ida Ballanfant their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15TH *day of* September, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virgil W. Britt Sr.

Ida M. Britt

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, Virgil W. Britt Sr. and wife Ida M. Britt

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 15th day of September, 1980

H B Duncan, Notary Public

Commission expires 1-15-83

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

3/53 125.32- CHECK

PUSH

WARRANTY DEED

FROM Virgil W. Britt, Sr. etux

TO Preston Pete Ballanfant etux

G.O. 8725

IDENTIF. REFERENCE

SEP 19 1 58 PM '80

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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
			45690.00-	CO
			118.82	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	125.32-
3453A	09/19/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6087225

T

IDENTIF. REFERENCE

SEP 19 1 58 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 781275