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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$52,800.00

Barry W. Ballinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Dec, 1982

Notary Public

MY COMMISSION EXPIRES: July 21st, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, TN 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry W. Ballinger (NAME)	Engel Mortgage Company (NAME)	83-4-45
2016 Rosecliff Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	

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, MICHAEL S. BROOKS AND WIFE, DONNA K. BROOKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY W. BALLINGER, AND WIFE, REBECCA L. 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:

Being Lot No. 111, on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 70 feet on the southerly side of Rosecliff Drive and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Michael S. Brooks and wife, Donna K. Brooks by deed from Keith Miller and wife, Debbie Cheek Miller of record in Book 5142, page 253, Register's Office for Davidson County, Tennessee.

H 21382

IDENTIF. REFERENCE

Dec 14 12 45 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

12/14 143.78-

5258

This is unimproved ( ) improved (X) property, known as 2016 Rosecliff Drive, Nashville, Tennessee 37206
(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 our hand s this 10th day of December, 19 82

Michael S. Brooks
MICHAEL S. BROOKS

Donna K. Brooks
DONNA K. BROOKS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL S. BROOKS & DONNA K. BROOKS

the 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 10th day of December, 83

Commission expires July 21, 1984

Thomas D. Singleton
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

File Box 41

WARRANTY DEED

FROM

MICHAEL S. BROOKS, ETUX

TO

BARRY W. BALLINGER, ETUX

PREPARED BY:

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			52800.00- CO	
			137.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	143.73-
			5258A12/14/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 T 3 8 8

IDENTIF. REFERENCE

DEC 14 12 45 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915540