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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $47,202.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 83

Notary Public

MY COMMISSION EXPIRES: April 17, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Lee (NAME)	First Atlanta Mortgage Corp. (NAME)	4D-31720
5039 Hillsboro Rd., #120 (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street, N.E. (STREET ADDRESS)	75-13
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30308 (CITY) (STATE) (ZIP)	183

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, Donald E. Ballington and wife, Lynda M. Ballington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty J. Lee

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:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hermitage Hills, Section 1, as recorded in Book 2900, pages 48 and 49, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Don E. Ballington and wife, Lynda Ballington by deed from Lyman L. Cole and wife, Ann Sharpe Cole, of record in Book 5318, page 951, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2998, page 231 and Book 3104, page 119, said Register's Office, and all other existing easements of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a Deed of Trust filed of record in Book 5318, page 953, said Register's Office, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

CHECK

This is unimproved ( ) improved (xx) property, known as 301 Bonnaridge Drive Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

03/07 129.22

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 25th day of February, 1983

DONALD E. BALLINGTON: Donald E. Ballington

LYNDA M. BALLINGTON: Lynda M. Ballington

1236

OFFICIAL RECEIPT

STATE OF TENNESSEE }
DAVIDSON COUNTY }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Ballington and wife, Lynda M. Ballington

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 Nashville, Tennessee, this 25th day of February, 1983

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

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

DONALD E. BALLINGTON AND WIFE,

LYNDA M. BALLINGTON

TO

BETTY J. LEE

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

FILED
MAR 7 9 32 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED
MAR 7 3 44 PM '83

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

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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
			47202.66- CO	
			122.72 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	129.22-
			1236A03/07/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 4 4 3 0

IDENTIF. REFERENCE

MAR 7 9 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 933264