THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Maggie C. Chandler
1426 E. Cedar Lane
Madison, TN 37115

SEND TAX BILLS TO:
Security Federal Savings & Loan
P. O. Box 15917
Nashville, TN 37215

MAP-PARCEL NUMBERS:
53-9-A-10
11D-91414

WARRANTY DEED

BOOK 6427 PAGE 523

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barry W. Ballinger and wife, Rebecca L. Ballinger, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Maggie C. Chandler, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1426, on the plan of Neely's Bend Villas, a Horizontal Property Regime, of record in Book 5200, page 262, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Barry W. Ballinger and wife, Rebecca L. Ballinger, by deed from Jack Driver and Son, Inc., a Tennessee corporation, of record in Book 5640, page 788, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 5625, page 1, and amended in Book 6119, page 322, both in the Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Security Federal Savings and Loan Association of record in Book 5640, page 791, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (xx)improved property, known as 1426 E. Cedar Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of November, 1984.

Barry W. Ballinger
Barry W. Ballinger

Rebecca L. Ballinger
Rebecca L. Ballinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 1984, before me personally appeared Barry W. Ballinger and Rebecca L. Ballinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6427 PAGE 524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 48,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of November, 1984.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

7716 11/16 132.60 CHECK

WARRANTY DEED

from:
BARRY W. BALLINGER ET UX

to:
MAGGIE C. CHANDLER

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
Nov 16 10 03 AM '84

IDENTIFICATION REFERENCE

16402.4

dp

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6427 PAGE 525

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

48500.00- CAMT.
126.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.60-
771611/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 0 2 4

IDENTIF. REFERENCE

Nov 16 10 03 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085735