FILE BOX 45

BOOK 6650 PAGE 846

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,800.00

Marie Branham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 85

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Renick & Company | Owner | Map 83-10 |
| (NAME) | (NAME) | |
| 2905 Harbour View | | Parcel 110 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37217 | | 23W 17630 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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~~ XXX Anthony F. Ballinger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renick & Company

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 Lots Nos. 90, 91 and the northerly five feet of Lot No. 92 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 90, 91 and the northerly five feet of Lot No. 92 front 65 feet on the easterly margin of Lakehurst Drive (formerly 18th Street) and extends back between parallel lines 128 feet to an alley in the rear measuring 65 feet thereon.

Being the same property conveyed to Anthony F. Ballinger by deed from Eleanor David Grayson, unmarried (formerly Eleanor G. Green) and Frances E. Grayson, of record in Book 6509, page 762, Register's Office for said County.

34805

IDENTIFICATION REFERENCE

SEP 9 12 04 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 403 Lakehurst Drive Nashville, TN 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 heir 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 covey 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 3rd day of September, 19 85

Anthony F. Ballinger
Anthony F. Ballinger

4577

BOOK 5550 PAGE 847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony F. Ballinger

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of September 19 85

Commission expires 10-20-85

Patricia Ann Christ
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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**

Anthony F. Ballinger

**TO**

Renick & Company

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6650 PAGE 848

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

4800.00- CAPT.
12.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 18.98-
4977A09/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34805

IDENTIFICATION REFERENCE

SEP 9 12 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170757