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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Anthony F. Ballinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 19 85

Patricia Lynn O'Neal
Notary Public

MY COMMISSION EXPIRES: 10-2-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony F. Ballinger (NAME)	Owner (NAME)	Map 60-16
4810 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 225
Nashville, TN 37218 (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, S & F Properties, a Partnership composed of Phil Speer and Gary Foltnewicz,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony F. Ballinger, unmarried

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. 2 on the Resubdivision of Lot No. 66 and part of Lot No. 65 of Capital View Subdivision of record in Plat Book 5190, page 366, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to S & F Properties by deed from David L. Schuler and wife, Martha L. Schuler, of record in Book 6589, page 87, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Plat Book 5190, page 366, Register's Office for said County.

44502

IDENTIFICATION REFERENCE

OCT 15 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as Alhambra Circle (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37207 (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 our hands this 11th day of October, 19 85.

S & F PROPERTIES

By: Phil Speer, Partner

By: Gary Foltnewicz, Partner

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____ _____
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/and who upon (his oath / their several oaths) acknowledged (himself / themselves) (or proved to me on the basis of satisfactory evidence) 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
S & F Properties

TO
Anthony F. Ballinger

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

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of the state and county aforementioned, Phil Speer and Gary Foltnewicz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of S & F Properties , the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 11th day of October, 1985.

My Commission Expires: 10-30-88

Patricia Ann Johnson
Notary Public

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
6567A10/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44502

IDENTIFICATION REFERENCE

Oct 15 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 182046