Box 44

6744

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,688.00

Collin T Ballance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Dec, 19 85

Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

6006 6723 PG 835

THIS INSTRUMENT WAS PREPARED BY

Gullett Sanford & Robinson 230 Fourth Avenue North Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collin T. Ballance etux (NAME)	Fleet Mortgage Corporation (NAME)	141-11-A-45
7536 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 1561 (STREET ADDRESS)	9D 68174
Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP)	Milwaukee, Wisconsin 53201 (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 E. Higgins and wife, Deborah A. Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Collin T. Ballance and wife, Gayle R. Ballance

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 186 on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, page 184, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Higgins and wife, Deborah A. Higgins by deed from Allen Earps and wife, Betty Frances Earps of record in Book 5619, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1985 taxes which have been prorated and assumed by Grantees.
Restrictive Covenants of record in book 4788, page 960, as amended in Book 4871, page 640, and made applicable to Phase IV in Book 5463, page 238, Register's Office for Davidson County, Tennessee. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679 and made applicable to Phase IV in Book 5463, page 238 Register's Office for Davidson County, Tennessee. Declaration of Covenants, conditions and restrictions, including liens for Annual and special assessments, of record in book 4892, page 689, and made applicable to Phase IV in Book 5463, page 238, Register's Office for Davidson County, Tennessee. The Plan of Record in Book 5200, page 184 and 185 said Register's Office shows an owner's certificate, minimum building setback lines, and easements for drainage and public utility purposes.

This conveyance is subject to a certain Deed of Trust recorded in Book 5619, page 617, Register's Office for Davidson County, Tennessee, securing a promissory note dated July 1, 1980, payable to Metropolitan Mortgage Fund, Inc., with an unpaid balance of approximately $54,622.21 which the grantees herein, by acceptance of this deed have agreed to assume.

This is ~~not~~ unimproved X property known as 7536 Rolling River Parkway Nashville, Tennessee 37221
(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 2 day of Decbr, 19 85

Michael E. Higgins

Deborah A. Higgins

12/05 1565

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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 E. Higgins and Deborah A. Higgins

the bargainor s with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of Dec, 19 85

Notary Public

Commission Expires 7-18-87

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for 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 himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

Witness my hand and official seal at , this day of , 19

Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

5 7 4 8 3

IDENTIFICATION REFERENCE

Dec 2 4 15 PM '85

FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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

BOOK 6723 PG 837

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			9366[illegible].00- CAMT,	
			243.62 CSTX	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible] (850.12-	
			1949A12/02/85 [illegible] .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57483

IDENTIFICATION REFERENCE

DEC 2 4 25 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97038