# WARRANTY DEED BOOK 7035 PAGE 698

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,740.58

David T. Clydesdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES: September 11, 1986

THIS INSTRUMENT WAS PREPARED BY: Mail Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID L. BALLEW, et ux (NAME) | BANCPLUS MORTGAGE CORPORATION (NAME) | 160-5 |
| 5338 Green Valley Court (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 47524 (STREET ADDRESS) | 18 |
| Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP) | San Antonio, Texas 78265-6020 (CITY) (STATE) (ZIP) | OH 16280 |

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, DAVID T. CLYDESDALE and wife, CELESTE J. CLYDESDALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. BALLEW and wife, LINDA S. BALLEW

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. 105 on the Plan of Oak Hill Estates, Section II, of record in Plat Book 4460, pages 36 & 37, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David T. Clydesdale and wife, Celeste J. Clydesdale, by deed from Hall T. Cristman and wife, Davida O. Cristman, of record in Book 6188, page 440, Register's Office for Davidson County, Tennessee.

61676

IDENTIFICATION REFERENCE

Nov 10 10 12 AM '86

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

This is {unimproved / improved (XX)} property, known as 5338 Green Valley Court, Nashville, Tennessee 37220
(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 6th day of November, 19 86

David T. Clydesdale
DAVID T. CLYDESDALE

Celeste J. Clydesdale
CELESTE J. CLYDESDALE

BOOK 7035 PAGE 699

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 David T. Clydesdale and Celeste A. Clydesdale

the bargainor S, 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 Goodlettsville, Tennessee, this 6th day of November, 1986

Commission Expires September 11, 1990 _____, Notary Public.

STATE OF _____
_____ County

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 purpose 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

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

RECEIVED OF _____

FOR _____

BOOK 7035 PAGE 700

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

152740.58- CAMT.
427.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 434.06-
4[6]A[illegible]/10/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

6 1 6 7 6

IDENTIFICATION REFERENCE

Nov 10 10 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 10185