SEND TAX BILLS TO:

Mr + Mrs Howard Baer
136 Karen Drive
Mt Juliet, TN 37122

ADDRESS OF NEW OWNER(S):

Mr + Mrs Howard Baer
136 Karen Drive
Mt Juliet, TN 37122

MAP: 120 GR: 13 PAR: 7.00

IMPROVED: _____

UNIMPROVED: _____

THIS INSTRUMENT PREPARED BY:

J. STEPHEN BROWN
ATTORNEY AT LAW
P.O. Box 792, 225 East Market
Lebanon, Tennessee 37087

BOOK 7420 PAGE 336

D E E D

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND DOLLARS ($50,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **PATRICIA STROUD LONG BALLENTINE and husband, CHARLES BALLENTINE**, have this day bargained and sold, and by these presents do hereby transfer and convey unto **HOWARD BAER and wife, KAYE BAER**, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No 6 on the Revised Plan of Lots Nos. 6 and 7 Finley Gardens as of record in Book 2330, Page 32, Register's Office of Davidson County, Tennessee.

DEED REFERENCE:
Being the same property conveyed to Patricia Stroud Long Ballentine by quitclaim deed from J. Robert Stroud and wife, Judy E. Stroud, dated April 26, 1987, of record in Book 6933, Page 58, Register's Office of Davidson County, Tennessee.
Charles Ballentine joins in this conveyance to convey any interest which he may have in the subjct property by virtue of his marital relationship with Patricia Stroud Long Ballentine.

This is improved property known as 302 Finley Drive Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantee herein, his heirs and assigns, forever, in fee simple.

WE COVENANT with the said Grantees herein, that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to make this

conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1987 shall be apportioned between the Grantors herein and the Grantees herein as of the date of this deed, with the Grantees herein assuming and agreeing to pay said taxes when they become due, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

RESTRICTIONS: This conveyance is made subject to the plan of record in Book 2330, Page 32, said Register's Office, including a 40' minimum building setback line from Finley Drive and a 10 foot easement for public utility purposes along the rear line of said lot; and subject to any and all restrictions and encumbrances as may be shown of record in the Register's Office of Davidson County, Tennessee.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to , and all other easements of rights of way, public and private, as may be shown of record in the Register's Office of Davidson County, Tennessee.

POSSESSION: Possession to be given thirty days from date of deed.

WITNESS OUR HANDS on this the 16th day of November, 1987.

Patricia Stroud Long Ballentine
PATRICIA STROUD LONG BALLENTINE

Charles Ballentine
CHARLES BALLENTINE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, the within named PATRICIA STROUD LONG BALLENTINE, and husband, CHARLES BALLENTINE, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of November, 1987.

Kay E. Midgett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

10-11-90

BOOK 7420 PAGE 338

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 16th day of November, 1987.

Kay E. Midgett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

10-11-90

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PATRICIA STROUD LONG BALLENTINE
and husband, CHARLES BALLENTINE
to
HOWARD BAER and wife,
KAYE BAER

Mail

J. STEPHEN BROWN
ATTORNEY AT LAW
225 EAST MARKET STREET
LEBANON, TENNESSEE 37087

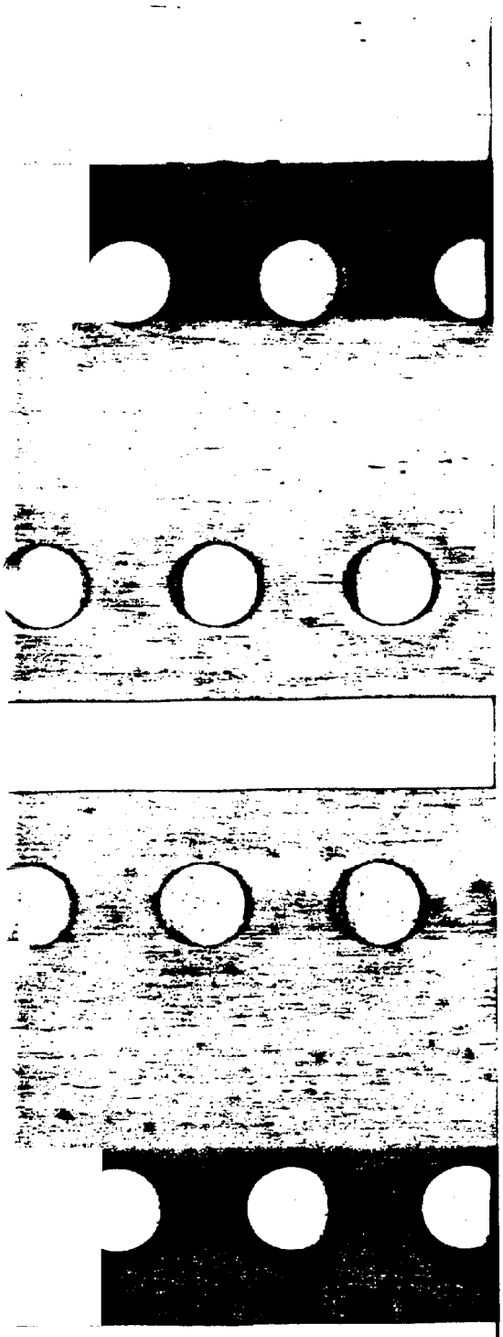
IDENTIF REFERENCE

DEC 7 1 43 PM '87

FLEDA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8838:2

12/07 ...85- CHECK



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7420 PAGE 340

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

50000.00- CAMT.
140.00 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 152.00-
9441A12/07/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 3 8 2

IDENTIFICATION REFERENCE

DEC 7 1 43 PM '67

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42479