Ballou

Mail

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(PLEASE RETURN TO ABOVE AFTER RECORDING)

MAP GROUP PARCEL
133-4140 S

NEW OWNER'S ADDRESS:

LEONARD W. BALLOU et ux. GENEVIA W. BALLOU
P.O. Box 1052
Hendersonville TN 37077

SEND TAX BILLS TO:

THE New York Guardian Mtge Co.
P.O. Box 840
Hempstead, NY 11551

BOOK 7634 PAGE 333

AUG 24 10 03 AM '88
PAUL F. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

6-1355.

01 08/24 01 03CHECK 239.48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by grantees and grantees promise to pay a certain note which is evidenced by a Deed of Trust of record in Book 7187, Page 831, THOMAS L. CLIBURN and wife, KATHY J. CLIBURN have this day bargained and sold and by this instrument do transfer and convey unto LEONARD W. BALLOU et ux. GENEVIA W. BALLOU, their heirs and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Pleasant Hill of record in Book 2900, Page 69, Register's Office for said County, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Thomas L. Cliburn and wife, Kathy J. Cliburn, by Quitclaim Deed of record in Book 7187, Page 829, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to GRANTEES, their heirs, successors, and assigns, forever.

And THOMAS L. CLIBURN and wife, KATHY J. CLIBURN covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THOMAS L. CLIBURN and wife, KATHY J. CLIBURN further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to GRANTEES, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, THOMAS L. CLIBURN and wife, KATHY J. CLIBURN and LEONARD W. BALLOU et ux. GENEVIA W. BALLOU, have hereunto set their hands on this the 22 day of August, 1988.

Thomas L. Cliburn
THOMAS L. CLIBURN

Kathy J. Cliburn
KATHY J. CLIBURN

Leonard W. Ballou
LEONARD W. BALLOU

Genevia W. Ballou
GENEVIA W. BALLOU

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named, THOMAS L. CLIBURN and wife, KATHY J. CLIBURN, and LEONARD W. BALLOU et ux. GENEVIA W. BALLOU, the bargainors with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 22 day of August, 1988.

My Commission Expires: 12-11-89

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 70582.00.

Genevia W. Ballou
Affiant

Sworn to and subscribed before me, this the 22 day of August, 1988.

My Commission Expires: 12-11-89

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7634 PAGE 335

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
			CAMT	70587.00
			CON TX	232.98
			PRFEE	0.50
			WDEED	6.00
			TOTAL	239.48
			CHECK	239.48

08/24/88 01 10:05 0001 0165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61355

IDENTIFI REFERENCE

Aug 24 10 03 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126682