FILE BOX 45

BOOK 8271 PAGE 593

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December 1990

Notary Public

MY COMMISSION EXPIRES 5-8-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey I. Kielbasa (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 64-13
4326 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2451 Atrium Way, Suite 100 (STREET ADDRESS)	PARCEL 17
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	4D-28480

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, Samuel L. Ballinger and wife, Ruby H. Ballinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey I. Kielbasa and wife, Lisa A. Kielbasa

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. 6 in Block 3, on the plan of Berryville, of record in Plat Book 421, Page 117, 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 Samuel L. Ballinger and wife, Ruby H. Ballinger by deed from Martha Ann Ballinger, of record in Book 6041, Page 767, Register's Office for said County.

84417

IDENTIF. REFERENCE

JAN 8 10 16 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

(Unimproved / Improved) XX property, known as 4326 Old Hickory Blvd., Old Hickory, TN 37138
(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 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 hand s this 31st day of December, 19 90

Ruby H. Ballinger
Ruby H. Ballinger

Samuel L. Ballinger
Samuel L. Ballinger

BOOK 8271 PAGE 594

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 Samuel L. Ballinger and wife, Ruby H. Ballinger

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 90.

Commission expires 5-8-91

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

Samuel L. Ballinger
Ruby H. Ballinger

TO

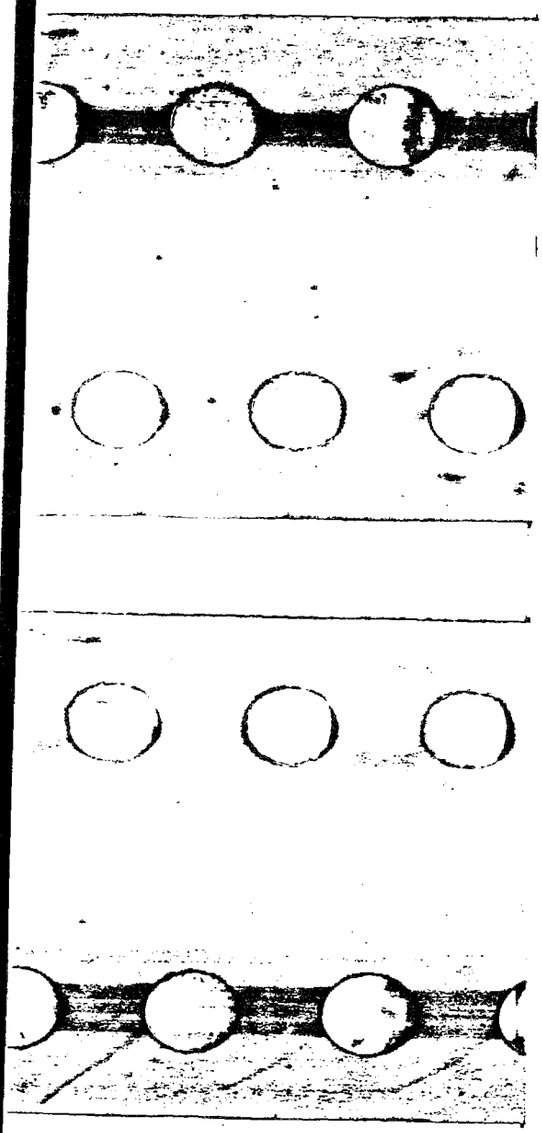
Jeffrey I. Kielbasa
Lisa A. Kielbasa

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

3576 01/08 0101 03CHECK 145.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8271 PAGE 595

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	42000.00
CON TX	138.60
PRFEE	1.00
WDEED	6.00
TOTAL	145.60
CHECK	145.60

01/08/91 01 10:15 0001 3576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84417.

IDENTIF. REFERENCE

JAN 8 10 16 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 387474