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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31218)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 82000.00

Franklin E. Ballinger Jr.
Affiant

Sworn and subscribed before me this
30th day of September, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Franklin E. Ballinger, Jr.
240 New Sawyer Brown Rd.
Nashville, TN 37221

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond VA 23230-3479

MAP-PARCEL NUMBERS
128-10-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana J. Perko and spouse, Mary R. Perko,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Franklin E. Ballinger, Jr. and spouse, Kimberly C. Ballinger,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 92 on the Plan of Stacy Square Section 3 of record in Book 4175, page 154, Register's Office for said County.

SAID Lot No. 92 fronts 75.00 feet on the southeasterly margin of Sawyer Brown Road and extends back 144.6 feet on the northeasterly line and 143.8 feet on the southwesterly line to a dead line in the rear, measuring 78.76 feet thereon.

BEING the same property conveyed to Dana J. Perko and wife, Mary R. Perko by deed from Thomas R. Buttrey and wife, Dorothy K. Buttrey of record in Book 7952, page 770, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4467 Page 85 said Register's Office, and to the matters set forth in the referenced Plan of record.

8951 10/01 0101 03CHECK 310.40

5095.5

IDENTIFICATION REFERENCE

OCT 1 10 03 AM '91

This is improved property, known as: 240 New Sawyer Brown Rd., Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 1991.

Dana J. Perko

Mary R. Perko

State of Tennessee
County of Davidson

On this 30th day of September, 1991, before me the undersigned authority, personally appeared Dana J. Perko and Mary R. Perko, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

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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

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 6.00
TOTAL 310.40
CHECK 310.40

10/01/91 01 10:03 0001 8951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0.9.5.5.

IDENTIFT REFERENCE

OCT 1 10 03 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 463779