26B

This Instrument Prepared By: Harris A. Gilbert, Esq., 1500 Nashville City Center
511 Union Street, Nashville, TN 37219

WARRANTY DEED

(CORPORATE FORM)

BOOK 8665 PAGE 148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth H. Ballinger, et ux	SAME	64-12A
(NAME)	(NAME)	
514 Knapp Farm Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Eighty-Five Thousand ($85,000.00)---------- Dollars

Paid by Kenneth H. Ballinger and wife, Fran N. Ballinger

receipt and sufficiency of which is hereby acknowledged,

IDENTIFICATION REFERENCE

We, Harris A. Gilbert, Trustee, and
Norman W. Ginsberg, Trustee, have

bargained and sold, and do hereby transfer and convey unto the said

Kenneth H. Ballinger and wife, Fran N. Ballinger, their ~~XXXXXX~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 514, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, by deed from Fox Run Company, Inc., as of record in Book 7449, Page 333, Register's Office for Davidson County, Tennessee.

6529 06/30 0101 03CHECK 321.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Affiant

Subscribed and sworn to before me, this the 17 day of June, 19 92

Notary Public

My commission expires: 11-26-94 (Affix Seal)

HARRIS A. GILBERT

Susanne C. Pugh

This is improved (XX) property, known as 514 Knapp Farm Drive, Hermitage, TN 37076
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Kenneth H. Ballinger and wife, Fran N. Ballinger, their ~~XXXXXX~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. SEE RESTRICTIONS ON REVERSE.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Kenneth H. Ballinger and wife, Fran N. Ballinger, their

~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness hand this 17th day of June, 1992, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HARRIS A. GILBERT, TRUSTEE

NORMAN W. GINSBERG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, the within-named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of June, 19 92

Suzanne C. Pugh
Notary Public

Commission expires 11-26-94

PUGH · NASHVILLE · DAVIDSON COUNTY · TENNESSEE

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 6250, page 118, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, page 301, said Register's Office, and amended by Deed of Amendment to Master Deed of record in Book 6370, page 817, said Register's Office. (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

WARRANTY DEED

FROM
Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee

TO

KENNETH H. BALLINGER AND WIFE, FRAN N. BALLINGER

514 Knapp Farm Drive
Hermitage, TN 37076

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.-S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 8665 PAGE 150

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 6.00
TOTAL 321.50
CHECK 321.50

06/30/92 01 15:08 0001 6529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24030

IDENTIF. REFERENCE

JUN 30 3 07 PM '92

DAVIDSON COUNTY TN.

No. 546219