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BOOK 8670 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 92

Notary Public Ollie Mae Parsley

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Lewin (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 52-2
725 Yowell Avenue (STREET ADDRESS OR ROUTE NUMBER)	2451 Atrium Way, Suite 100 (STREET ADDRESS)	PARCEL 24
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	11D-46850

FOR AND IN 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, Josephine A. Balch, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Lewin and wife, Dawn L. Lewin

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. 16 and the westerly half of Lot No. 15 of Block "G" on the Revised plan of Rainbow Terrace Subdivision of record in Book 1130, page 85, said Register's Office.

Said lot and part of said lot front together 75 feet on the northerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to John N. Balch, Sr. and wife, Josephine A. Balch by deed from Leroy West and wife, Mary H. West, filed of record in Book 2689, page 134, Register's Office for Davidson County, Tennessee. The said John N. Balch, Sr. having since died.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

25524

IDENTIF. REFERENCE

JUL 7 10 59 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

This is unimproved (X) unimproved ( ) property, known as 725 Yowell Avenue, Madison, TN 37115
(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 heirs 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 convey 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 my hand this 26th day of June, 19 92

~~Josephine A. Balch~~ Josephine A. Balch

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Josephine A. Balch

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 19 95.

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM Josephine A. Balch

TO Kevin Lewin and wife, Dawn L. Lewin

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

3204 97/07 2:01 03CHECK 175.50



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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			07/07/92 01	11:00 0001 3204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25524

IDENTIF. REFERENCE

JUL 7 10 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547981