Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8828 PAGE 98

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Leonard W. Ballou, et al 1110 Lochland Dr. Gallatin, Tn. 37066	Same as New Owner	Map 26-10 Parcel 7 GO 09421

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NELLE F. LIGGETT, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto LEONARD W. BALLOU and wife, GENEIVA L. BALLOU and THOMAS F. MOBERG and wife, SHEILA A. MOBERG, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: 6899 12/31 0101 03CHECK 115.19

BEING Lot No. 18 and the westerly half (50-feet) of Lot No. 19 on the Plan of Terra View Subdivision, as of record in Book 1130, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 and the westerly half of Lot No. 19 fronts 150 feet on the northerly side of North Wade Circle and runs back between parallel lines 175 feet to a dead line, which measures 150 feet.

BEING the same property conveyed to Charles L. Liggett and wife, Nelle F. Liggett by deeds of record in Book 1383, page 175, Book 1631, page 221, and Book 2028, page 432, Register's Office for Davidson County, Tennessee. The said Charles L. Liggett died intestate on April 9, 1973, survived by his wife, Nelle F. Liggett who became vested with ownership and title to the said property.

The property description as hereinabove set forth, was prepared from previous deeds, as they relate to the plan of Terra View Subdivision of record in Plat Book 1130, page 69, said Register's Office.

The mailing address for the said property is 620 Wade Circle, Goodlettsville, Tennessee 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which have been paid in full by the GRANTOR.

2. Subject to the Plan of record in Book 1130, page 69, said Register's Office, which shows an owner's certificate, a 30-foot minimum building setback line from Wade Circle and a 10-foot easement for public utility purposes along the rear lines of said lot.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 30th day of December, 1992.

"GRANTORS"

Nelle F. Liggett
NELLE F. LIGGETT

"GRANTEES"

Leonard W. Ballou
LEONARD W. BALLOU

Geneiva L. Ballou
GENEIVA L. BALLOU

THOMAS F. MOBERG

Sheila A. Moberg
SHEILA A. MOBERG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELLE F. LIGGETT, LEONARD W. BALLOU and wife, GENEIVA L. BALLOU, and THOMAS F. MOBERG and wife, SHEILA A. MOBERG, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of December, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $28,750.00.

Leonard W. Ballou
Affiant

Sworn to and subscribed before me, this the 30th day of December, 1992.

Patsy C. Davidson
NOTARY PUBLIC

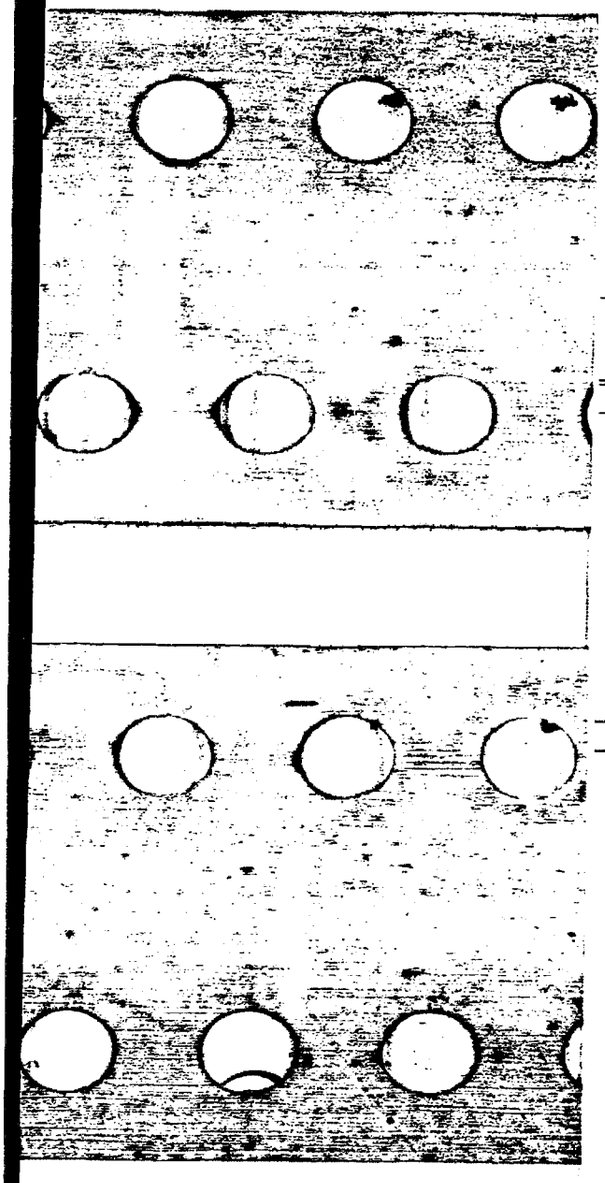
My Commission Expires: 12/29/93

7.8.3.3.5.

IDENTIFICATION REFERENCE

DEC 31 9 21 AM '92

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8828 PAGE 100

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 28750.00
CON TX 106.19
PRFEE 1.00
WDEED 8.00
TOTAL 115.19
CHECK 115.19

12/31/92 01 09:20 0001 6899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.3.3.5.

IDENTIFICATION REFERENCE

Dec 31 9 21 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 606014