This instrument was prepared by: mail
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077
Please return to same.

BOOK 8854 PAGE 734

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Melvin W. O'Brien	New Owner	53-3-48
1205 Jones Street		4D 43755
Old Hickory, TN 37138		

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Melvin W. O'Brien
Affiant

Subscribed and sworn to before me, this the 1st day of February, 1993.

Notary Public

My Commission Expires: 11/19/94

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, JUDITH ANN BALLINGER SIMPSON, ANTHONY FORD BALLINGER, and NANCY JANE BALLINGER WILLIAMS, devisees of the LAST WILL AND TESTAMENT OF ETHEL GERALDINE VOSS BALLINGER, deceased, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

MELVIN W. O'BRIEN, unmarried,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

BEING Lot No. 106 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 106 fronts 57 feet on the westerly side of Jones Street and runs back between parallel lines 87.5 feet to a dead line, measuring 57 feet thereon.

BEING the same property conveyed to Ford A. Ballinger and wife, Ethel Geraldine Ballinger by deed of record in Book 1850, Page 265, Register's Office for Davidson County, Tennessee. The said Ford A. Ballinger died on 11/7/80 in Davidson County, Tennessee. The said Ethel Geraldine Ballinger, who was one in the same person as Ethel Geraldine Voss Ballinger, died testate on 10/3/92 in Davidson County, Tennessee. The within described property was devised unto the within named Grantors by the Last Will and Testament of Ethel Geraldine Voss Ballinger.

THIS conveyance is subject to all restrictions and easements of record.

THIS is improved property located at:
1205 Jones Street, Old Hickory, TN 37138.

Below line for Register's use

8455 01/02 0101 03CHECK 220.20

FEB 2 11 24 AM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

88361

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 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, successors and assigns, against the lawful claims of all persons whomsoever.

Donald Lanny Simpson, the spouse of Judith Ann Ballinger Simpson, Sherry S. Ballinger, the spouse of Anthony Ford Ballinger, and Ernest Wilson Williams, the spouse of Nancy Jane Ballinger Williams, join in this conveyance for the express purpose of conveying any and all right, title and interest, including all marital and homestead rights, and/or any claim of any such right, title and interest, which they may have in and to the within described property by virtue of their marriage to the respective devisees or otherwise unto the named Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto executed this deed on the dates indicated.

Judith Ann Ballinger Simpson
Judith Ann Ballinger Simpson
Date: 1/25/93

Donald Lanny Simpson
Donald Lanny Simpson
Date: 1/25/93

Anthony Ford Ballinger
Anthony Ford Ballinger
Date: 2-1-93

Sherry S. Ballinger
Sherry S. Ballinger
Date: 2-1-93

Nancy Jane Ballinger Williams
Nancy Jane Ballinger Williams
Date: 2-1-93

Ernest Wilson Williams
Ernest Wilson Williams
Date: 2-1-93

STATE OF NORTH CAROLINA
COUNTY OF ~~BRUNSWICK~~ New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Judith Ann Ballinger Simpson and husband, Donald Lanny Simpson, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilmington, North Carolina, this the 25th day of January, 1993.

Notary Public

My Commission Expires: 11/4/96

NOTARY PUBLIC NEW HANOVER COUNTY, N.C. MARY E. PHILLIPS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Anthony Ford Ballinger and wife, Sherry S. Ballinger, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 1st day of February, 1993.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

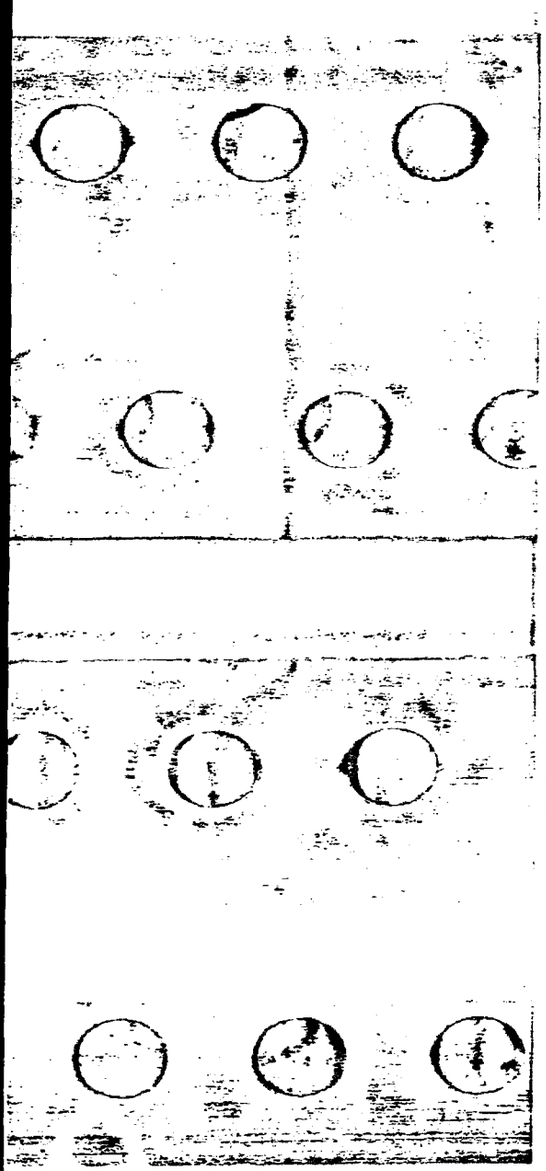
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Nancy Elaine Ballinger Williams and husband, Ernest Wilson Williams, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 1st day of February, 1993.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94



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

RECEIVED OF _____

FOR _____

BOOK 8854 PAGE 737

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 12.00
TOTAL 220.20
CHECK 220.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8435

88361

IDENTIFI REFERENCE

FEB 2 11 24 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 616971