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: (cmw) (Title No: 35578)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

Affiant

Sworn and subscribed before me on September 7, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Josephine J. Ballantine
6532 Brownlee Drive
Nashville, TN 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
Leader Federal Bank for Savings
P.O. Box 2926
Memphis, TN 38101-2926

MAP-PARCEL NUMBERS
115-10-002
08D 66135

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 **Laurence E. Ballantine, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Josephine J. Ballantine,** 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. 130 on the plan of West Meade Estates, Section II, of record in Book 2900, page 118, said Register's Office.

SAID Lot No. 130 fronts 145 feet on the northeasterly margin of Brownlee Drive and extends back 220 feet on the northwesterly line and 418 feet on the southeasterly line to a dead line in the rear, measuring 245 feet thereon.

BEING the same property conveyed to Laurence E. Ballantine, Jr., and wife, Josephine J. Ballantine, by deed from Paul N. Fogelson and wife, Deborah S. Fogelson, of record in Book 5054, page 395, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

SUBJECT to restrictive covenants contained in instrument of record in Book 3134, page 426; Book 3462, page 281 and Book 4503, page 111, said Register's Office.

90704
IDENTIF. ← REFERENCE

94 SEP 14 AM 9:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3225 09/14 0101 03CHECK 8.00

This is improved property, known as: 6532 Brownlee Drive, Nashville, TN 37205

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 on September 7, 1994.

Laurence E. Ballantine, Jr.

State of Tennessee
County of Davidson

On September 7, 1994, before me the undersigned, a Notary Public in and for said State, personally appeared **Laurence E. Ballantine, Jr.**, 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 DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public