20822

ROLLING MEADOWS TOWNHOUSES IDENTIF. & REFERENCE
WARRANTY DEED

FROM: ROLLING MEADOWS JOINT VENTURE

TO: WADE A. BALSER and JAMES D. BALSER

94 DEC 20 PM 2:18
REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr. Esquire
Suite 600, 49 Music Square West
Nashville, TN 37203

PICK-UP

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.:

WADE A. BALSER	SAME	33-4 pt. 71
(NAME)	(NAME)	FIELD BOOK NO.
65 Rolling Meadows Drive		
(STREET ADDRESS AND ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9557 PG 32

The actual consideration or value, whichever is greater, for this transfer is $86,000.

Affiant

Subscribed and sworn to before me, this 24th day of October, 1994.

~~My Commission Expires:~~ _____
~~(Affix Seal)~~

J. Chandler Dep Reg
~~Notary Public~~

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by WADE A. BALSER (as to a ½ undivided interest) and JAMES D. BALSER (as to a ½ undivided interest), as joint tenants, with right of survivorship (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, ROLLING MEADOWS JOINT VENTURE (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, WADE A. BALSER (as to a ½ undivided interest) and JAMES D. BALSER (as to a ½ undivided interest), as joint tenants, with right of survivorship, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 65 as shown on Plat of Rolling Meadows, Phase I, Section VIII of record in Book 7900, Page 893, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 9557, Page 25, said Register's Office.

Being part of the same property conveyed to Grantor of record in Deed Book 9185, Page 87, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, Page 194, and its attendant By-Laws, as amended on Book 9557, Page 25 said Register's Office.

Further, this conveyance is given subject to:

1. 1994 taxes, which have been prorated and assumed by Grantee.

2. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

This is improved property, known as 65 Rolling Meadows Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said WADE A. BALSER, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 27th day of October, 1994.

ROLLING MEADOWS JOINT VENTURE

By: CORSON DEVELOPMENT, INC.

By: Edward A. Corlew
Edward A. Corlew
President

ROLLING MEADOWS JOINT VENTURE

By: HM PROPERTIES, INC.

BY: Edward A. Corlew
Edward A. Corlew
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Edward A. Corlew, President of CORSON DEVELOPMENT, INC., the Joint Venturer of ROLLING MEADOWS JOINT VENTURE (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of October, 1994.

Kelma Haywood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96

7037 12/28 0101 03CHECK 331.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

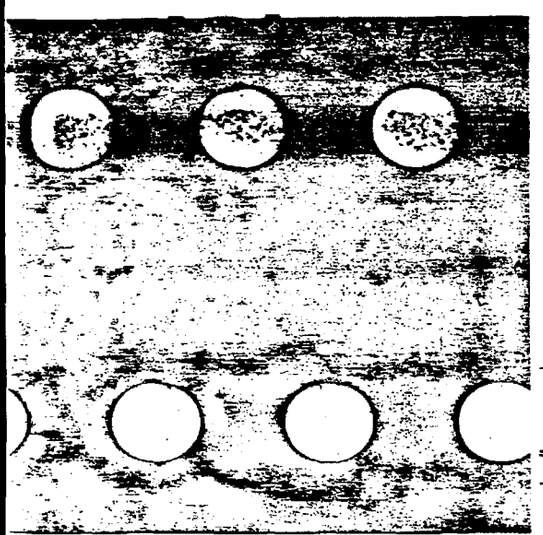
Personally appeared before me, Edward A. Corlew, Vice-President of HM PROPERTIES, INC., the Joint Venturer of ROLLING MEADOWS JOINT VENTURE (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

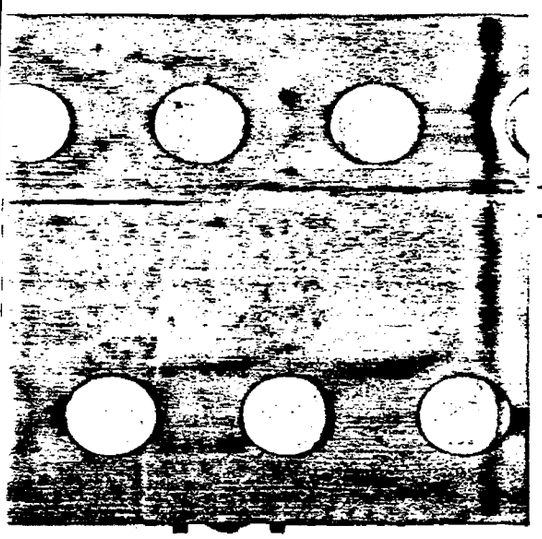
Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of October, 1994.

Kelma Haywood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96

abj\balser.wd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9557 PG 35

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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 12.00
TRT A 331.20
CHECK 331.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/94 01 14:18 0001 7037

20822
IDENTIF. ↑ REFERENCE

94 DEC 28 PM 2:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 866834