BOOK 9630 PG 449

STATE OF TENNESSEE
COUNTY OF Davidson

5645-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-96

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
Ronald D. Buck	America's Wholesale Lender	Map 18, Parcel 83
(NAME)	(NAME)	
5416 Brick Church Pike	155 N. Lake Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Pasadena, California 91109	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, H. Preston Balthrop and wife, Betty M. Balthrop

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Buck and wife, Mary Buck

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:

Land in Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of The Balthrop Tract as of record in Book 6250, page 814, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to H. Preston Balthrop and wife, Betty M. Balthrop by deed from Goodlettsville Construction Company, Inc., a Tennessee corporation, filed of record in Book 5144, page 254, and being a portion of the same property conveyed to H. Preston Balthrop and wife, Betty M. Balthrop, by deed of record in Book 5170, page 591, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 5416 Brick Church Pike, Goodlettsville, TN 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 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 their hands this 27th day of March, 19 95.

H. Preston Balthrop

Betty M. Balthrop

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

H. Preston Balthrop and wife, Betty M. Balthrop

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1995.

My commission expires 11/20/96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

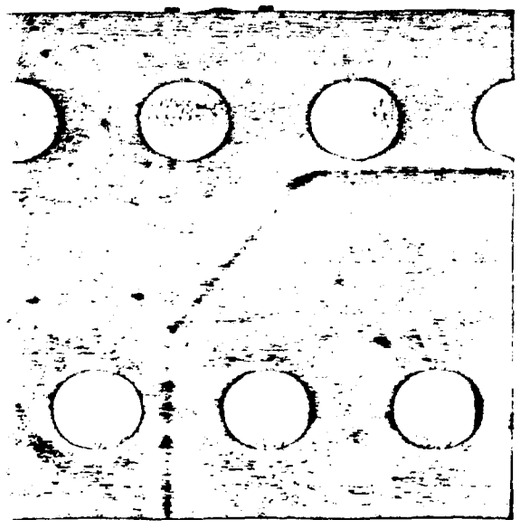
46282
IDENTIF. ↑ REFERENCE

95 MAR 29 PM 1:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5079 03/29 0101 03CHECK 560.-

16283

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



RECEIVED OF Book 9630 Pg 451

FOR

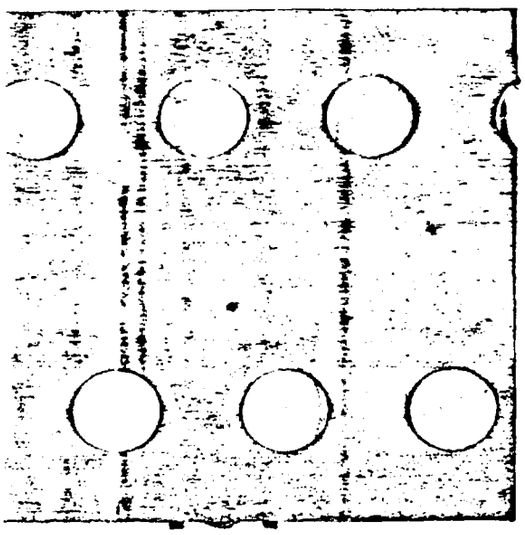
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 149000.00
CON TX 551.30
PRFEE 1.00
WDEED 8.00
TOTAL 560.30
CHECK 560.30

03/29/95 01 13:59 0001 5079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46282
IDENTIF. & REFERENCE

95 MAR 29 PM 1:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 894626