This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9665 PG 766

ADDRESS NEW OWNER:
ELLEN F. KENT
514 Knapp Farm Drive
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 064-12-0-A
PARCEL 514
FB# 4D-89586

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, FRAN N. BALLINGER, a widow, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto ELLEN F. KENT, hereinafter called the GRANTEE, her 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 Unit No. 514 on the Plan of Fox Run, Second Revision - Part of Sec. 2, of record in Plat Book 6250, page 118, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535, page 713, corrected in Book 5895, page 516 and Book 5936, page 301, and amended in Book 6370, page 817 and Book 8510, page 95, said Register's Office.

Being the same property conveyed to Kenneth H. Ballinger and wife, Fran N. Ballinger by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, of record in Book 8665, page 148, said Register's Office. The said Kenneth H. Ballinger died on October 1, 1992.

This is improved property known as 514 Knapp Farm Drive, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1995 County Taxes, which have been prorated and assumed by the Grantee;

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Fox Run, Second Revision, Part of Sec. 2 of record in Plat Book 6250, Page 118, Register's Office of Davidson County, Tennessee.

3. A First Suburban Water Utility District Easement of record in Book 8035, page 646, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Fox Run (Section Two) of record in Book 5535, page 713, corrected in Book 5895, page 516 and Book 5936, page 301, and amended in Book 6370, page 817 and Book 8510, page 95, Register's Office for Davidson County, Tennessee.

5. By-Laws of Fox Run, Sections One and Two, of record in Book 4966, page 590, amended in Book 5548, page 852, Book 5564, page 582, Book 5896, page 1 and Book 8510, page 100, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said ELLEN F. KENT, her heirs and assigns, forever; and I, FRAN N. BALLINGER, do further covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of May, 1995.

MAIL ENV.

IDENTIF. & REFERENCE 58345

95 MAY -8 AM 8:58

FELIX P. DAVIS, REGISTER DAVIDSON COUNTY, TN.

Fran N. Ballinger
FRAN N. BALLINGER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, FRAN N. BALLINGER, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 4th day of May, 1995.

Catherine C. Hensley
NOTARY PUBLIC

CATHERINE C. HENSLEY NOTARY PUBLIC STATE

My commission expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 109,000.00.

Fran N. Ballinger
AFFIANT

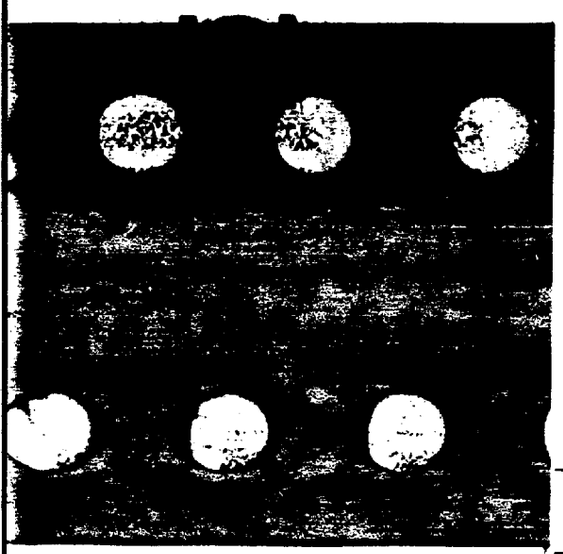
Subscribed and sworn to before me on this 4th day of May, 1995.

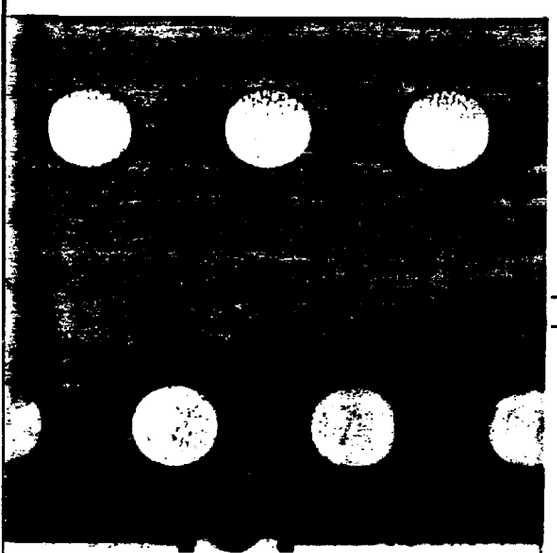
Catherine C. Hensley
NOTARY PUBLIC

CATHERINE C. HENSLEY NOTARY PUBLIC STATE

My Commission Expires: January 25, 1997

95/08 0101 03CHECK 412.30





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

RECEIVED OF _____

FOR _____

BOOK 9665 PG 768

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/95 01 08:59 0001 8323

58345
IDENTIF. ↑ REFERENCE

95 MAY -8 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907730