This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
103 Sumner Court
Hendersonville, TN 37075
(615)-822-9232

BOOK 9810 PG 532

0106428
IDENTIF. ↑ REFERENCE

95 SEP 29 AM 10: 25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

File #: 95-1758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Johnny H. Garrison, Jr., unmarried

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto James H. Ballentine, a single man

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of JAMES VILLAGE as of record in Plat Book 6250 at page 861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The GRANTEE(S) herein do hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust of record in Book 7143 at page 510, said Register's Office.

PROPERTY ADDRESS: 2728 Jones Avenue, Nashville, TN 37205

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 8623 at page 488, Register's Office for said County, Tennessee. See also Quitclaim Deed in Book 9810, page 530, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1995 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 25th day of September, 19 95.

Johnny H. Garrison, Jr.

State of Tennessee
County of Davidson

On this 25th day of September, 1995, before me, a Notary Public in and for said State and County, personally appeared Johnny H. Garrison, Jr. with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

BOOK 9810 PG 533

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

X _____
AFFIANT

Subscribed and sworn to before me, this the 25th day of September, 1995

My Commission Expires:
January 26, 1997

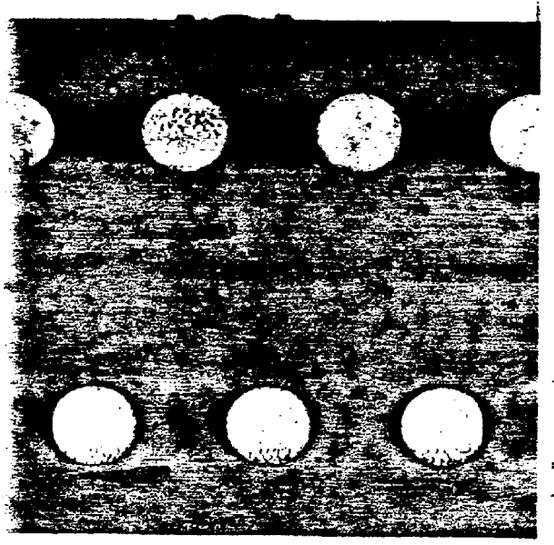
Kenneth C. Kant Notary Public

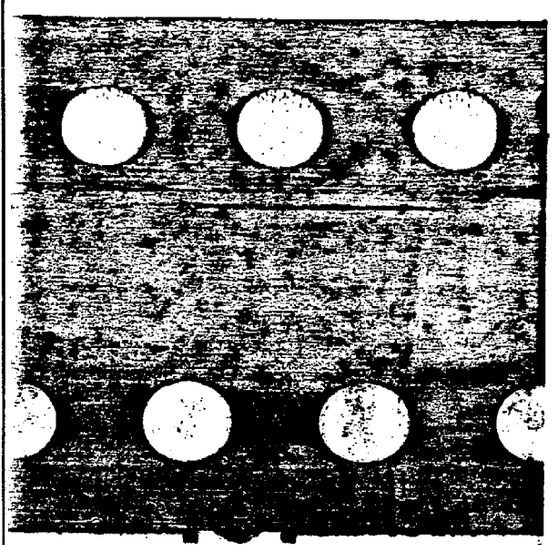
MAP AND PARCEL #: 060-16-0 303.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
James Ballentine	First Investment Company
2728 Jones Avenue	P.O. Box 749
Nashville, TN 37205	Columbus, OH 43216-0749

SUPERIOR TITLE & Escrow Services, Inc.
103 Sumner Court, Hendersonville, TN 37075

0639 09/29 0101 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 9810 PG 534

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

09/29/95 01 10:24 0001 0639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106428 IDENTIF. ↑ REFERENCE

95 SEP 29 AM 10: 25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959441