0155984

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37411
Dav. Co. File: Box 8

95 MAR -4 AM 9:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9965PG511

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Malcolm Packer 6566 Rolling Fork Drive Nashville, Tennessee 37205	Countrywide Funding Corporation 718 Thompson Lane, Suite 105 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 129-05-16

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 **Charles Clayton Ballantyne and spouse, Karen C. Ballantyne,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Malcolm Packer, unmarried,** 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. 885 on the Plan of West Meade Farms, Inc., Section XI of record in Plat Book 2331, page 102 and 103 Register's Office for said County.

SAID Lot No. 885 fronts 152 feet on the northwesterly margin of Rolling Fork Drive and extends back between parallel lines 578 feet to a dead line in the rear.

BEING the same property conveyed to Charles Clayton Ballantyne and wife, Karen C. Ballantyne by deed from Howard B. Smith of record in Book 9178, page 599, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Karen C. Ballantyne by Charles Clayton Ballantyne as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6566 Rolling Fork Drive, Nashville, Tennessee 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 this 29th day of February, 1996.

Charles Clayton Ballantyne

Karen C. Ballantyne, By: Charles Clayton Ballantyne, Atty-In-Fact

State of Tennessee
County of Davidson

On this 29th day of February, 1996, before me the undersigned authority, personally appeared **Charles Clayton Ballantyne**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/97

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 193000.00

Affiant

Sworn and subscribed before me on the 29th day of February, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/97

Notary Public

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 **Charles Clayton Ballantyne**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karen C. Ballantyne**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/97

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles Clayton Ballantyne and Karen C. Ballantyne

TO: Malcolm Packer

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Charles Clayton Ballantyne, Affiant

Sworn to and subscribed before me this

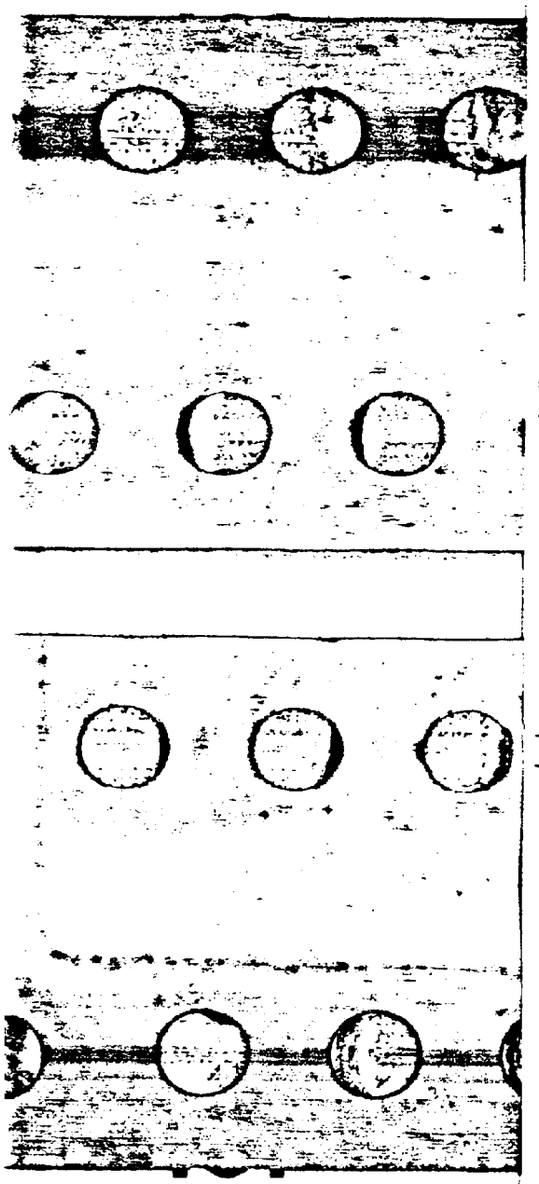
29th day of February, 1996.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/97

My Commission Expires:_____

3966 03/04 0101 03CHECK 727.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 514

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	
				193000.00
			CON TX	714.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	727.10
			CHECK	727.10
03/04/96	01	09:41	0001	3966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155984
IDENTIF. ↑ REFERENCE

96 MAR -4 AM 9:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012089