Bk 44

10039 Pg 278

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $139,000.00 **AFFIANT** Subscribed and sworn to before me, this 2nd day of May, 1996. Notary Public My Commission Expires:

Address New Owners As Follows: Gary A. Ballenger and wife, Linda K. Ballenger, 8425 Merrymount Drive, Nashville, Tennessee 37221

Send Tax Bills To: FT Mortgage Companies, dba Sunbelt National Mortgage, 2974 LBJ Freeway, Suite 200, Dallas, TX 75234

Map-Parcel Number: 127-13-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDALL WEAVER AND WIFE, GLENDA SUE WEAVER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GARY A. BALLENGER AND WIFE, LINDA K. BALLENGER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, Merrymonut Acres, Section III, as of record in Book 4175, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 130.0 feet on the southerly margin of Merrymount Drive and runs back 635.70 feet more or less on the easterly line and runs back 651.66 feet more or less on the westerly line to a line in the rear on which it measures 136 feet more or less thereon.

Being the same property conveyed to Randall Weaver and wife, Glenda Sue Weaver by deed from Raymond H. Roberts and wife, Mattie Louise Roberts of record in Book 4389, page 861, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4195, page 91, Register's Office for said County.

3. Restrictive covenants of record in Book 4399, page 777, Register's Office for said County.

This is improved property known as 8425 Merrymount Drive, Nashville, Tennessee 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 2nd day of May, 1996.

Randall Weaver
Randall Weaver

Glenda Sue Weaver
Glenda Sue Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDALL WEAVER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLENDA SUE WEAVER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

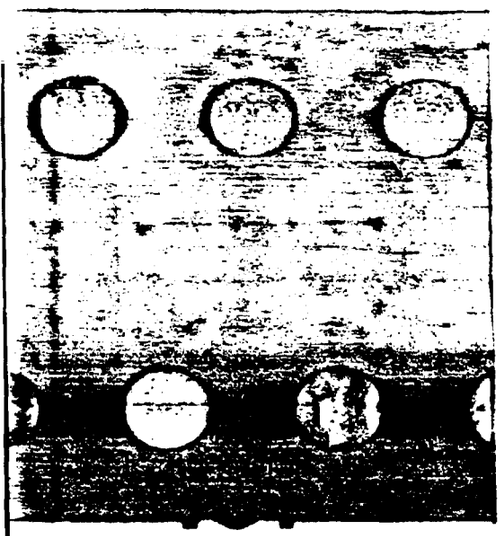
0178416
IDENTIF. ↑ REFERENCE

96 MAY 6 PM 1:35
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MTG TAX 0.00 TOT OSCHECK 523.30

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





RECEIVED OF _____

FOR _____

BOOK 10039 PG 250

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	
				139000.00
			CON TX	514.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	523.30
			CHECK	523.30
05/03/96		01	13:39	0001 7931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178416 IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:35

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035955