BOOK 10187 PG 273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1541

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 19 96.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

**THIS INSTRUMENT WAS PREPARED BY**

Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

| NAME ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Richard M. Balian | Source One Mortgage Services Corp. | 149-12 |
| (NAME) | (NAME) | |
| 2520 Forest View Drive | 27555 Farmington Road | 2 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Antioch, TN 37013 | Farmington Hills, MI 48334-3357 | 2DX 2426 |
| (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, Linda Kay McGuire, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Balian and wife, Denise L. Balian

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:

Being Lot No. 220 on the Plan of Forest View Park, Section One, of record in Plat Book 3700, pages 109-110, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Linda Kay McGuire, unmarried by deed from William Earl McGuire, Sr., filed of record in Book 9370, page 59, Register's Office for Davidson County, Tennessee.

7054 09/11 0101 03CHECK 367.90

0223922

IDENTIFICATION REFERENCE

96 SEP 11 AM 9:32

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This is improved property known as 2520 Forest View Drive, Antioch, TN 37013

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 her hand this 9th day of September, 19 96.

Linda Kay McGuire

Linda Kay McGuire

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96-1541

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Linda Kay McGuire the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 9th day of September, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

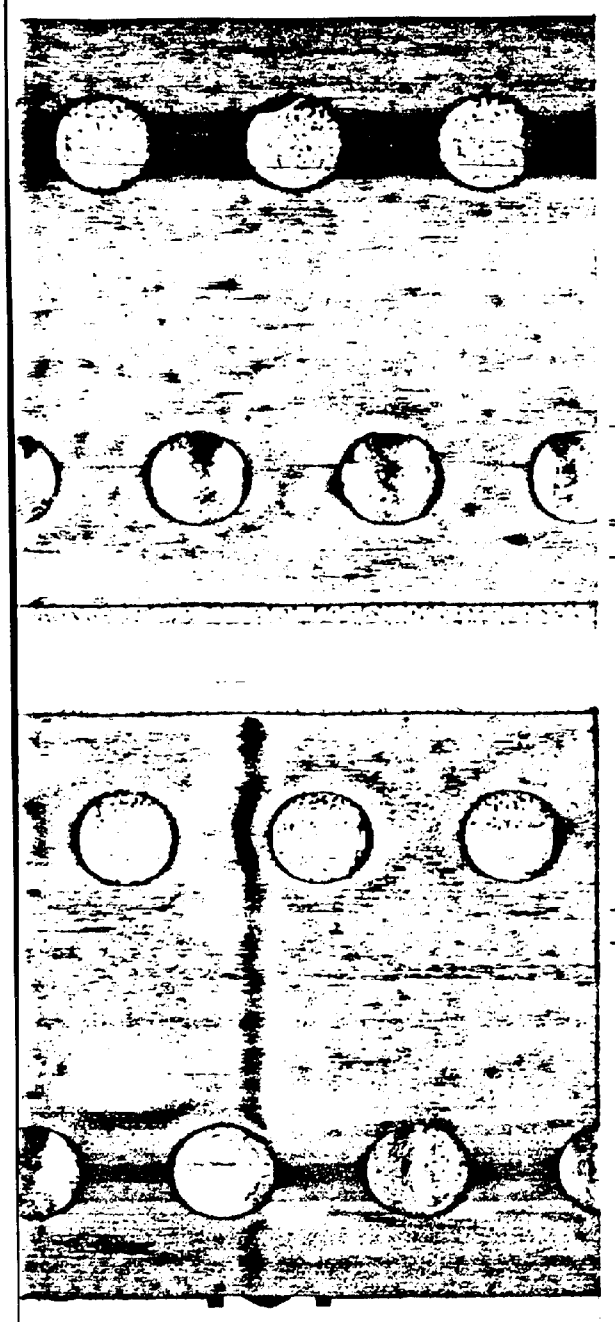
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Linda Kay McGuire, unmarried

the 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 at Nashville Tennessee, this 9th day of September, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10187 PG 275

| | | |
|---|---|---|
| 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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 8.00
TOTAL 367.90
CHECK 367.90

09/11/96 01 09:38 0001 7054

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02223922
IDENTIF. & REFERENCE

96 SEP 11 AM 9:33

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

**No.**1029522