File box 29

BOOK 10249 PG 701

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 7096
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 96.

_____
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Johnson, Jr.	FT Mortgage Companies d/b/a SunBelt Mortgage	
(NAME)	(NAME)	
3120 Earhart Road	111 Westwood Place, Ste. 109	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, Dorothy Ballentine, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Johnson, Jr. and wife, Fresia S. Johnson

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:

See exhibit A attached hereto and made a part hereof.

0243552
IDENTIFICATION REFERENCE

96 NOV -5 AM 8:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3120 Earhart Road, Hermitage, TN 37076

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 30th day of October, 19 96.

Dorothy Ballentine

_____ _____

_____ _____

File No.: 7096

ATTACHMENT

SITUATED in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Earhart Road, being the northeast corner of the tract conveyed to Ben Allen Foster and wife, Christine Foster, by deed dated October 1, 1947, of record in Book 1534, page 500, Register's Office for said County, and being 150 feet east of the northeast corner of the land owned by Oakley Eakes, running thence with center of said Pike easterly 110 feet to a point; thence at right angles southerly, and parallel with said Ben Allen Foster's easterly line, 157 feet, more or less, to a point; thence at right angles westerly, parallel with southerly margin of Earhart Pike, 110 feet to the southeast corner of the Ben Allen Foster tract; thence at right angles northerly, with easterly line of said Ben Allen Foster tract, 157 feet, more or less, to the center of said Earhart Pike, the point of beginning.

BEING the same property conveyed to Roy Ballentine and wife, Dorothy Ballentine by deed from J. D. Foster and wife, Allie Mai Foster, filed of record in Book 1878, page 329, Register's Office for Davidson County, Tennessee. The said Roy Ballentine having since died.

BOOK 10249 PG 703

7096

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Dorothy Ballentine

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 30th day of October, 1996.

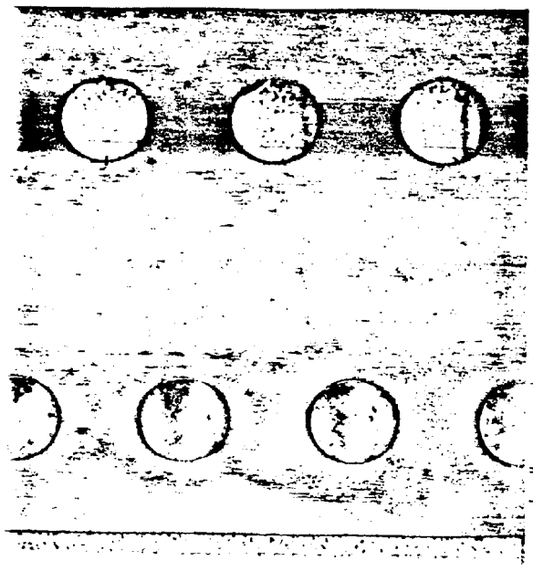
My commission expires 3/27/99

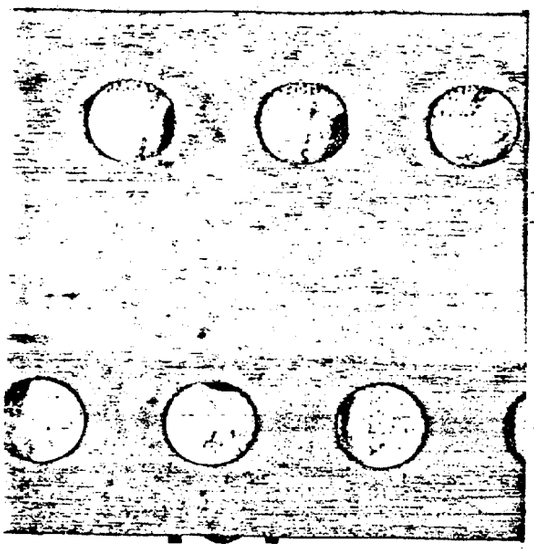
Ollie Mai Parsley
Notary Public / Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

3017 11/05 0101 03CHECK 319.73





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10249 PG 704

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 82900.00
				CON TX 306.73
				PRFEE 1.00
				WDEED 12.00
				TOTAL 319.73
				CHECK 319.73
11/05/96	01			08:50 0001 8017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243552
IDENTIF. ↑ REFERENCE

96 NOV -5 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1084945