26B

BOOK 10323 PG 445

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bedford M. Combs	CTX Mortgage Company	
4510 Elkins Avenue	P.O. Box 199000	Map 091-16-0
Nashville, Tennessee 37209	Dallas, Texas 75219-9000	Parcel 058.00

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robert P. Ballinger, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Bedford M. Combs, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 411 of Block 18, Plan No. 1, Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office Register's Office for said County.

Said part of Lot No. 411 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines, along the easterly margin of 46th Avenue, North 150 feet to an alley.

Being the same property conveyed to Robert P. Ballinger by Quitclaim Deed from Donald R. Northcutt, Trustee in Book 9951, Page 317, Register's Office for Davidson County, Tennessee.

Dana D. Ballinger joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 4510 Elkins Avenue, Nashville, Tennessee 37209.

STATE OF TENENSSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Bedford M. Combs
Affiant

Subscribed and sworn to before me this 15th day of January, 1997

Notary Public

My Commission Expires: 1-24-97

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of January, 1997.

5954 01/17 0101 03CHECK 482.60

Robert P. Ballinger

Dana D. Ballinger
By: Robert P. Ballinger,
Attorney in Fact

97 JAN 17 PM 4:11
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0265229
IDENTIF. & REFERENCE

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 **Robert P. Ballinger**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

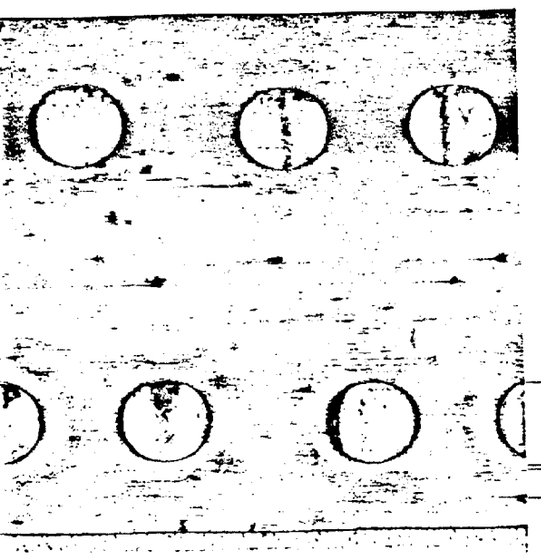
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

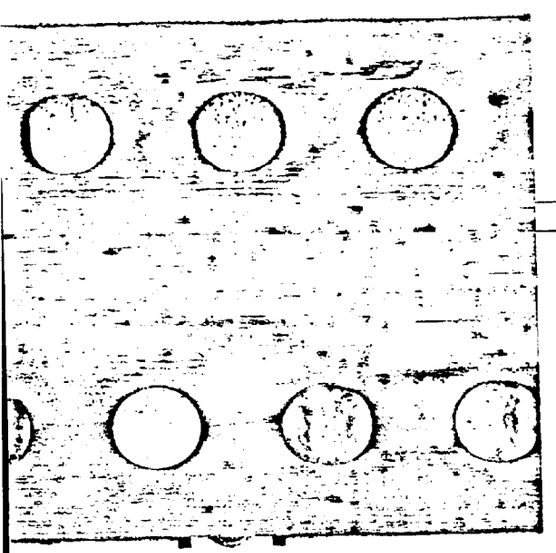
On this 15th day of January, 1997, before me personally appeared Robert P. Ballinger, to me known to be the person who executed the foregoing instrument on behalf of Dana D. Ballinger and who acknowledged that he executed the same as the free act and deed of the said Dana D. Ballinger.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98





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

RECEIVED OF _____

FOR _____

BOOK 10323 PG 447

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 128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

01/17/97 01 16:13 0001 5954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265229
IDENTIF. & REFERENCE

97 JAN 17 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.

No. 1108449