20-A

BOOK 10606 PG 711

WARRANTY DEED

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mathie R. Dillard and wife, Sadie Dillard 604 39th Avenue North Nashville, TN 37209	Mathie R. Dillard and wife, Sadie Dillard c/o M.R. Dillard Construction Company P.O. Box 90446 Nashville, TN 37209-0446	Map 92-9 Parcel 24 11W83050

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me this the 11th day of September, 1997.

Notary Public

My Commission Expires:
11/27/99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Michael Lynn Ballentine, Rita Ballentine Childs, Deborah Ballentine Ellison, Janice Ballentine Duncan, Ronald Ballentine and Phillip Curtis Ballentine, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Mathie R. Dillard and wife, Sadie Dillard, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 in the plan of Clifton, of which is of record in Book 21, page 35, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 39th Avenue North, 150 feet south of the common corner of Lots 9 and 10; thence South 86 degrees and 30 minutes east 150 feet to a point, thence southerly parallel with the easterly margin of 39th Avenue North, 50 feet to a point; North 86 degrees 30 minutes West 150 feet to the easterly margin of 39th Avenue North; thence with the margin of the same, North 2½ degrees West 50 feet to the beginning.

Being the same property conveyed to Chethel Lynch and wife, Lillian Lucille Lynch, by deed of record in Book 4012, page 588, Registers Office for Davidson County, Tennessee. Said Chethel Lynch predeceased wife, Lillian Lucille Lynch, who died on April 23, 1997. Grantors herein are the sole heirs of Lillian Lucille Lynch

pursuant to an Affidavit of Heirship of record in Book 10560, page 536, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 1997.

This is improved property, known as 604 39th Avenue North, Nashville, TN 37209.

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, their successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1997 which the Grantees herein assume and agree to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 11th day of September, 1997.

Michael Ballentine — MICHAEL LYNN BALLENTINE
Rita Ballentine Childs — RITA BALLENTINE CHILDS
Deborah Ballentine Ellison — DEBORAH BALLENTINE ELLISON
Janice Ballentine Duncan — JANICE BALLENTINE DUNCAN
Ronald Ballentine — RONALD BALLENTINE
Phillip Curtis Ballentine — PHILLIP CURTIS BALLENTINE

BY: Michael Lynn Ballentine
MICHAEL LYNN BALLENTINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7977 09/12 0101 03CHECK 71.90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lynn Ballentine, individually and pursuant to Powers-of-Attorney of Record in Book 10560, page 537-546, R.O.D.C., the bargainors, 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, on this the 11th day of September, 1997.

Kelly R. Mangrum
Notary Public

KELLY R. MANGRUM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/99

gsr/real/dilla-wd

97 SEP 12 AM 10:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0347931
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10606 PG 713

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 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CHECK 71.90

09/12/97 01 10:59 0001 7977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0347931
IDENTIFICATION REFERENCE

97 SEP 12 AM 10:53

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

No. 1197418