BOOK 10689 PG 199

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $173,500.00.

Kathy R. Ballinger
Affiant

Sworn to and subscribed before me on this the 18 day of November, 1997.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 7-9-2000

MORTGAGEE:

New South Federal Savings Bank
1900 Crestwood Boulevard
Birmingham, AL 35283-0180

Address New Owner:	Send Tax Bills to:	Map Parcel
Mr./Ms. Carl Ballinger	NEW SOUTH FEDERAL SB	18-15-6.00
528 Moncrief Avenue	1900 Crestwood Blvd.	
Goodlettsville, TN 37072	Birmingham, AL 35283-0180	

FOR AND IN CONSIDERATION of the sum of TEN 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, (I/WE), **LORI LEIGH ROYE KELLY, a single person**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CARL BALLINGER and wife, KATHY R. BALLINGER**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 75 on the Second Revision of the Moncrief Subdivision, according to a survey made on March 5, 1953, by Stephen A. Draper, Surveyor, described as follows:

SAID Lot No. 75 fronts 183.1 feet on the West side of Moncrief Avenue and runs back North 61 deg. 46 min. West 966 feet on the South line, and runs back North 60 deg. 48 min. West 438 feet; thence North 69 deg. West 269 feet to an old stump; thence North 61 deg. 45 min. West 268 feet, and shows 166.3 feet on the rear line.

BEING the same property conveyed to LORI LEIGH ROYE KELLY by instruments of record in book 9772, Page 317 and Book 1059, Page 560, Register's Office for Davidson County, TN.

This is improved property known as 528 Moncrief Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

BOOK 10689 PG 200

WITNESS (my/our) hand(s) this the 18 day of November, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lori Leigh Roye Kelly
LORI LEIGH ROYE KELLY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public, in and for the State and County first above written, LORI LEIGH ROYE KELLY the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office on this the 18 day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 2-9 2001

0371329
IDENTIFICATION REFERENCE

97 NOV 19 AM 10:22

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3606 11/19 0101 03CHECK 650.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10689 PG 201

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
173500.00
CON TX 641.95
PRFEE 1.00
WDEED 8.00
TOTAL 650.95
CHECK 650.95

11/19/97 01 10:30 0001 3306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0371329 IDENTIFICATION REFERENCE

97 NOV 19 AM 10:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1222454