File Box 29

BK 10893 PG 393

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD W. CONWAY and wife, BARBARA CONWAY**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto JOHN N. BALUT and wife, KIMBERLY D. BALUT hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 110 on the Plan of Waterford, Phase 3, of record in Book 7900, page 707, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Ronald W. Conway by Deed from Theresa A. Conway filed of record in Book 10260, page 556, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions filed in Book 7463, page 294, restated in Book 8699, page 462, and Book 9081, page 63; Book 9112, page 962, annexation of Phase 3 filed in Book 9309, page 847; Charter for Homeowners Association filed in Book 8711, page 701; By-Laws for Homeowners Association filed in Book 8715, page 583; and all matters as shown on the recorded plat.

This is improved property known as: **1916 Waterford Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the same 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 and 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 our hands this 27th day of MARCH, 1998

Ronald W. Conway

Barbara Conway

0427668
IDENTIF. ↑ REFERENCE

98 APR 21 PM 1:38
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

BOOK 10893 PG 394

STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of March, 1998, before me personally appeared Ronald W. Conway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Cynthia M. Reid
NOTARY PUBLIC Cynthia M. Reid

My Commission Expires:
My Commission Expires SEPT. 23, 2000

STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of March, 1998, before me personally appeared Barbara Conway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Cynthia M. Reid Cynthia M. Reid
NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 23, 2000

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 127,500.00.

John N. Balut
Affiant

Subscribed and sworn to before me this 15th day of April, 19 98.

Notary Public

My Commission Expires:
My Commission Expires MAR. 27, 1999

* *

ADDRESS NEW OWNER(S):
John N. Balut
1916 Waterford Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
--Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

MAP-PARCEL:
Map: 53-06
Group:
Parcel: 110

6353 04/21 0101 03CHECK 480.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10893 PG 395

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 127500.00

CON TX 471.75

PRFEE 1.00

WDEED 8.00

TOTAL 480.75

CHECK 480.75

04/21/98 01 13:38 0001 6353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427668

IDENTIF. ↑ REFERENCE

98 APR 21 PM 1:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282486