BOOK 10946 PG 745

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Mark Ryan Ballenger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 5/25/2001
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Ryan Ballenger (NAME)	First American National Bank (NAME)	MAP 98-5
5114 Hunters Point Lane (ADDRESS)	First American Center (ADDRESS)	PARCEL 103
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, James L. Post and wife, Linn W. Post

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Ryan Ballenger and wife, Amy Watson Ballenger

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:

BEING Lot No. 4-A, Zone Lot Division, Lots 4, 5, 6, and 53, Hunter's Point Subdivision, of record in Plat Book 6200, Page 173, amending in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James L. Post by deed from George Margrave and wife, Sharmin J. Margrave, of record in Book 6310, Page 431; see also Warranty Deed of record in Book 10643, Page 188; see also Quitclaim Deed of record in Book 10946, Page 743, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3814, Page 592; Book 3897, Page 926; Book 6207, Page 609; Plat Book 6200, Page 173; and Charter in Book 6236, Page 294, Register's Office for said County.

Power of Attorney of Record in Book 10946, Page 742, said Registers Office.

unimproved ( )
This is improved (X) property, known as 5114 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 26th day of May, 19 98

James L. Post by Linn W. Post by atty in fact
James L. Post

Linn W. Post
Linn W. Post

BOOK 10946 PG 746

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

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, Linn W. Post, 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 on behalf of James L. Post as his Attorney in Fact as the free act and deed of the within named James L. Post. Witness my hand and official seal at Nashville, Tennessee the 26th day of May, 1998.

My Commission Expires: ~~March 24, 2001~~ 5/25/2000

~~Patricia Nicholls~~ Anita Lester

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Linn W. Post, 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 26th day of May, 1998.

My Commission Expires: ~~March 24, 2001~~ 5/05/2000

~~Patricia Nicholls~~ Anita Lester

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 MAY 27 AM 11:59

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

1036 25/27 0101 03CHECK

044216

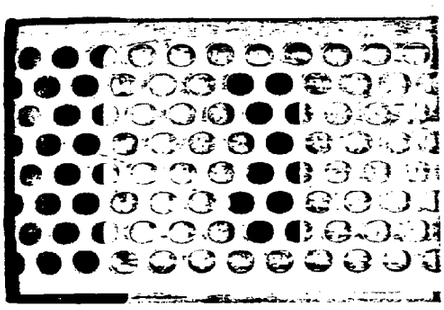
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10946 PG 747

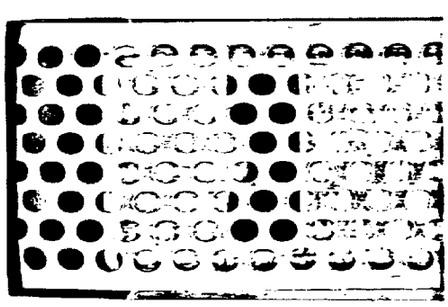
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT $4500.00
CON TX 238.65
PRFEE 1.00
WDEED 8.00
TOTAL 247.65
CHECK 247.65

05/27/98 01 12:01 0001 2084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04424 16
IDENTIF. # REFERENCE
98 MAY 27 AM 11:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298047