99 MAR -8 AM 9:51
REGISTER
DAVIDSON COUNTY, TN.
0557727
IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40661
Dav. Co. File: Box 8

BOOK 11372 PG. 779

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen M. Durlester 108 Plantation Court Nashville, TN 37221	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 142-5-A-30

5065 03/08 0101 03CHECK 455.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 120000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurence E. Ballantine, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen M. Durlester, and spouse, Adrian Durlester,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-4, together with the carport designated E-4-C on the Plan of River Plantation Apartments, Section 2 of record in Book 4460, Pages 136 and 137, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Laurence E. Ballantine, Jr. by deed from Lydia Yohannes and Dawit Aynachew of record in Book 9500, Page 666, Register's Office for Davidson County, Tennessee.

Nealya Parish Ballantine joins in the execution of this conveyance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Book 4460, Pages 136 and 137, said Register's Office, which plan shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description.; Provisions of the Master Deed and By-Laws of record in Book 4661, Page 334, and Book 4691, Page 906, said Register's Office, which sets forth restrictions, assessments, liens and other matters and to which reference is hereby made for more particulars.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This is improved property, known as: 108 Plantation Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of March, 1999.

Laurence E. Ballantine, Jr. **Nealya Parish Ballantine**

State of Tennessee
County of Davidson

On this 5th day of March, 1999, before me the undersigned authority, personally appeared **Laurence E. Ballantine, Jr., and Nealya Parish Ballantine** 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 the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120000.00

Affiant

Sworn and subscribed before me on the 5th day of March, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11372 PG. 781

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

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IDENTIF. ↑ REFERENCE

99 MAR -8 AM 9:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434227