THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

BOOK 11448 PG. 66

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL B. BALLENGER 2614 Hemingway Drive Nashville, TN 37215	3607 Sperry Ave. Nashville, TN 37215	Map: 130-15 Par: 51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

PAUL B. BALLENGER

SUBSCRIBED AND SWORN to before me this 26th day of April, 1999.

Notary Public

My Commission Expires: July 12, 2002

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and No/100 Dollars ($180,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF OTILIA GEORGESCU-ROEGEN, DECEASED, HARITON C. SPRINCEANU, EXECUTOR, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto PAUL B. BALLENGER, hereinafter "GRANTEE", his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being described as follows:

BEING Lot No. 3 of Block "I" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said county.

According to recorded plan, said Lot No. 3 fronts 217 feet (also shown as 55.12 feet plus 162.88 feet) on the northerly side of Hemingway Drive and runs back 220 feet to a dead line, measuring 188.2 feet thereon.

Being the same property conveyed to Nicholas Georgescu-Roegen and wife, Otilia Georgescu-Roegen by deed of record in Book 1906, page 502, Register's Office for Davidson County, Tennessee. The said Nicholas Georgescu-Roegen and Otilia Georgescu-Roegen having since died, he having predeceased her and she having died testate and by will of record in Will Book 223, page 838, Probate Court of Davidson County, Tennessee. Hariton Constantin Sprinceanu was named Executor with full power to sell the above described property.

Said property is subject to the following:

1. 1999 property taxes, a lien, which are not yet due and payable.

2. Subject to all matters shown on Plat Book 1424, page 12, 13 and 14, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

HARITON C. SPRINCEANU executes this deed in his fiduciary capacity only and not individually.

WITNESS its hand this 26 day of April, 1999.

ESTATE OF OTILIA GEORGESCU-ROEGEN, DECEASED

BY: Hariton C. Sprinceanu Executor
HARITON C. SPRINCEANU, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the State and County aforesaid, personally appeared HARITON C. SPRINCEANU, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Executor of the ESTATE OF OTILIA GEORGESCU-ROEGEN, DECEASED, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of April, 1999.

Mary King Cumyford
NOTARY PUBLIC

My Commission Expires:

July 12, 2002

05788848

99 APR 27 AM 9:31

PICK-UP

7463 04/27 0101 03CHECK 27.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11448 PG 68

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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 677.00
CHECK 677.00
04/27/99 01 09:33 0001 7463

057884B

99 APR 27 PM 9:31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477394