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INSTRUMENT REFERENCE
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REGISTER
DAV. TN

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 41098
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David J. Thornberry Kim M. Thornberry 426 Raintree Place Hermitage, TN 37076	FT Mortgage Companies d/b/a FirstTennessee Mortgage Company, Inc. 10741 King William Drive Dallas, TX 75220

TAX MAP-PARCEL NUMBERS: 86-11-B-27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 91,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Ballenger, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Thornberry and spouse, Kim M. Thornberry,** 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. 4, Building #11, Phase 2 & 2A and Garage Number 114G of Hermitage Woods Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, pages 62, 63 & 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Paul Ballenger by deed from Stone, Higgs and Drexler, P.C. Substitute Trustee of record in Book 11033, page 960, Register's Office for Davidson County, Tennessee. The property herein conveyed has been used strictly for investment purposes and has never been occupied by the Grantor as a principal or marital residence.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 62, 63 & 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4753, page 140, Book 4980, page 378, Book 5165, page 781, Book 5546, page 493 and By Laws in Book 5122, page 878, Book 6229, page 970, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 426 Raintree Place, Hermitage, TN 37076

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.

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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 12th day of July, 1999.

Paul Ballenger

State of Tennessee
County of Davidson

On this 12th day of July, 1999, before me the undersigned authority, personally appeared **Paul Ballenger**, 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.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

State of Tennessee
My Commission Expires MAY 28, 2003
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 91,000.00

Affiant

Sworn and subscribed before me on the 12th day of July, 1999.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires MAY 28, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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OBJECTION REFERENCE

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[illegible]	[illegible]
CO TX	336.70
PRFEE	1.00
[illegible]	3.00
CFEE	3.00
TOTAL	347.70
CHECK	347.70

07/13/99 (1) 13:54 0002 1900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490246