[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
Douglas Craig Roberts	Guaranty Trust	
4604 Elkins Avenue	640 Broadmor Blvd	MAP:91-16
Nashville TN. 37209	Suite 100	
	Murfreesboro TN.	PARCEL:56.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 9652]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert P. Ballinger and wife, Dana D. Ballinger (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Douglas Craig Roberts, married (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 505 and the westerly 40 feet of Lot No. 503, Block "B", on the Plan of Charlotte Park, as of record in Book 57, page 103, Register's Office for said County.

Said parts of Lot Nos. 505 and 503 front together 70 feet on the northerly margin of Elkins avenue, formerly Second Avenue, and extends back 150 feet on the easterly and westerly lines to a line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Robert P. Ballinger and wife, Dana D. Ballinger by Warranty Deed from Charles L. Walker, unmarried of record in Book 8805, page 39, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of Record in Plan Book 57, page 103, said Register's Office for Davidson County, Tennessee.**

This is improved property known as **4604 Elkins Avenue, Nashville Tennessee 37209.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $220,000.00
[
[
[Subscribed and sworn to before me this
[21st day of September, 1999.
[
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of September, 1999.

Robert P. Ballinger

Dana D. Ballinger

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 21st day of September, 1999, before me personally appeared, **Robert P. Ballinger and wife, Dana D. Ballinger** to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

99 OCT -5 AM 10:37

064134

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

170 10/05 0101 03CHECK 825.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11690 PAGE 58

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

0643134

REFERENCE

99 OCT -5 AM 10:37

REGISTER
DAVIDSON CO., TN.

CAMT	
	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	825.00
CHECK	825.00

10/05/99 01 10:40 0001 6178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524064