WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 1999

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KEVIN D MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Robert Balentine	Home Mortgage, Inc.	MAP 53-03
(NAME)	(NAME)	
1400 Turner Street	305 Turnberry Circle	PARCEL 269
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(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, Robert a. Moritz and wife, Gwen L. Moritz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Robert Balentine and wife, Beth C. Balentine

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:

Land in Davidson County, Tennessee, being Lot No. 143, Section "B" on the Plan of E. I. Dupont de Nemours and Company's Subdivision of the Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert A. Moritz and wife, Gwen L. Moritz by deed from Thomas E. Dean and wife, Teresa B. Dean, of record in Book 10096, page 729, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 67, said Register's Office; (c) restrictive covenants of record in Book 2022, page 80, Book 5030, page 77 and Book 4450, page 287, said Register's Office; and (d) easement of record in Book 2744, page 573, said Register's Office.

This is improved (X) property, known as 1400 Turner Street, Old Hickory, Tennessee 37138 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 29th day of September 1999

Robert a. Moritz

Gwen L. Moritz

MAIL ENV.

99 OCT -7 PM 2:29

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

REFERENCE

06144347

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 Robert A. Moritz and wife, Gwen L. Moritz

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1999.

Commission expires _____

_____
Notary Public

KEVIN L. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp 4/27/1999

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 _____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11694 PAGE 898

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

0644347

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525340