# *WARRANTY DEED*

| Address New Owner(s): | Send Tax Bills to: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Ballinger<br>1308 8th Ave N<br>Nashville, TN 37208 | Same | Map:91-12<br>Parcel: 33.00 |

THIS INSTRUMENT WAS PREPARED BY:
Richard Piliponis, Attorney
116 Third Avenue, South
Nashville, Tennessee 37201

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,896.84 [redacted], AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF March, 2003.

Davidson County DEEDWARR
Recvd: 03/19/03 11:45 2pgs
Fees:13.00 Taxes:44.02
20030319-0036388

Stacy L. Gregory
NOTARY PUBLIC

MY COMMISSION EXPIRES [illegible]

NOTARY PUBLIC STACY L. GREGORY AT LARGE DAVIDSON COUNTY TENNESSEE

**FOR AND IN CONSIDERATION** of Ten Dollars and other good and valuable consideration, Clara Mai Thompson, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey, retaining a life estate in Clara Mai Thompson, unto Robert Ballinger, his successors and assigns, with a life estate interest for Clara Mai Thompson, hereinafter referred to as Grantee, the following tract or parcel of land in Davidson County, Tennessee, to wit:

**Land in Davidson County, Tennessee, being Lot Nos. 517 and 519 of Block #83, plan No. 1, West Nashville, as of record in Book 57, Pages 74-75, Register's Office for Davidson County, Tennessee.**

**Said Lots 517 and 519 front 25 feet each on the northerly side of Indiana Avenue and run back between parallel lines, 150 feet to an alley.**

**Being the same property conveyed to Clara Mai Thompson and Willie A. Thompson by Installment Deed from Mack H. Wall and Hallie E. Wall, of record at Book 9181, Page 703, said Register's Office. The said Willie A. Thompson is deceased.**

**This conveyance is made subject to all restrictive covenants, easements and setback lines of record.**

( ) Unimproved
This is (x) Improved Property known as 4608 Indiana Avenue, Nashville, Tennessee 37209.

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. We do covenant with 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 in unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the 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.

**IN WITNESS WHEREOF,** We have hereto set our hands on this the 17th day of March, 2003.

Clara Mai THOMPSON

**CLARA MAI THOMPSON**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Clara Mai Thompson, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

With my hand and official seal at Nashville, Tennessee, this 17th day of March, 2003.

Stacy L. Stre...
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

My Commission Expires:

5/29/05