WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard W. Ballou	Same as new owner	18-15-19
(NAME)	(NAME)	GO 14324
PO Box 1082		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37077		
(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, Richard L. Guthrie and wife, Kristie P. Guthrie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard W. Ballou and wife, Geneiva W. Ballou, 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. 1 on the Resubdivision of Lots 43, 44 and 45 of Moncrief Subdivision, not of record, described according to a survey made by Southern Land and Associates dated August 11, 1977, as follows:

BEGINNING on the southerly margin of Moncrief Avenue at the West corner of the Jernigan property of record in Book 4621, page 131, Register's Office for Davidson County, Tennessee; thence with said Jernigan's property line South 41 degrees 03' East 324.85 feet; thence South 48 degrees 56' West 185.58 feet; thence North 56 degrees 28' West 417.56 feet to the southeasterly margin of Moncrief Avenue; thence with the same around a curve having a radius of 270 feet northeasterly 165.11 feet; thence continuing with said Avenue North 72 degrees 48' East 147.62 feet to the beginning.

Being the same property conveyed to Richard L. Guthrie and wife, Kristie P. Guthrie by deed from Bennett F. Bratcher and wife, Deborah R. Bratcher of record in Book 11415, page 310, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 535 Moncrief Avenue, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 21st day of March, 2003.

Richard L. Guthrie

Kristie P. Guthrie

Kristie P. Guthrie

Davidson County DEEDWARR
Recvd: 03/26/03 09:31 2pgs
Fees:13.00 Taxes:427.35

20030326-0039543

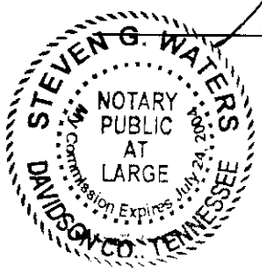
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Guthrie and wife, Kristie P. Guthrie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 21st day of March, 2003.

Commission expires:



Notary Public