Davidson County DEEDQC
Recvd: 09/30/03 09:37 3pgs
Fees:17.00 Taxes:0.00
20030930-0143932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

PEGGY BALINGER

Subscribed and sworn to before me, this 18th day of April, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-27-07

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:

SEND TAX BILLS TO: Peggy Balinger, 2403 Gregory Drive, Nashville, Tennessee 37216.

MAP and PARCEL: 19-073.09-0-040.00

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that **ANDERSON BALINGER**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release and forever quitclaim unto, **PEGGY BALINGER**, her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

> BEING a house and lot situated at 2403 Gregory Drive, Nashville, Tennessee 37216, Map and Parcel No. being 19-073.09-0-040.00. presently in the name of ANDERSON BALINGER, previously in the name of ANDERSON BALINGER and PEGGY BALINGER as husband and wife.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

WITNESS my hand this 18th day of April, 2003.

ANDERSON BALINGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Donna J. Curry, a Notary Public, in and for said County and State, Anderson Balinger the within named bargainor, 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 therein contained.

WITNESS my hand and official seal at office this the 18th day of April, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-27-07

IN WITNESS WHEREOF, I Donna J. Curry, a Notary Public, have hereunto set my hand and seal this the 18th day of April, 2003.

K 4583

BOOK 4583 PAGE 17

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF March 19 72

Notary Public

MY COMMISSION EXPIRES: 11-2-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John W. Riadon, III, 713 W. Main Street, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anderson Balinger (NAME)	Guaranty Mortgage Company (NAME)	15D 52520
2403 Gregory Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, William D. Durham and wife, Diane A. Durham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anderson Balinger and wife, Peggy J. Balinger

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. 41 on the Map of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 101.02 feet on the north side of Gregory Drive and extends back 187.12 feet on the east line and 190.34 feet on the west line, which is a broken line, to a dead line in the rear, on which it measures 54.14 feet.

Being the same property conveyed to William D. Durham and wife, Diane A. Durham by deed from Darrell D. Trotter and wife, Mona Gail Trotter, of record in Book 4303, page 280, Register's Office for Davidson County, Tennessee.

The grantees herein assume the unpaid balance of an indebtedness owing to Guaranty Mortgage Company, secured by a deed of trust of record in Book 4038, page 568, Register's Officefor Davidson County, Tennessee.

This is {unimproved / improved (x)} property, known as 2403 Gregory Drive, Nashville, Tennessee
(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 hand s this 8th day of March 19 72

x William D. Durham

x Diane A. Durham

G 17