Davidson County DEEDWARR
Recvd: 09/16/04 13:27 3pgs
Fees:18.00 Taxes:407.00
20040916-0111719

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
ROBERT P. BALLINGER	Robert P. Ballinger	Map 155-16
DANA D. BALLINGER	Dana Ballinger	Parcel 1
145 TIMBERLINE DRIVE	145 Timberline Drive	
FRANKLIN, TN 37069	Franklin, TN 37069	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged

we, A. W. Chaffin, P. M. Chaffin, Jr., G. S. Chaffin, Joan Daugherty, Mary E. Ramsey and R. J. Chaffin, heirs at law of P. M. Chaffin, deceased,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT P. BALLINGER & DANA D. BALLINGER HUSBAND, AND WIFE**

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:

Being a 1.9 acre tract of land designated as "For Future Development" on the Plan of Pasquo Park, Section One, of record in Book 3600, page 53, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to P. M. Chaffin and wife, Ruby Chaffin by deed from Floyd Moss and wife, Wilda Moss of record in Book 3649, page 15 and part of the same property conveyed to P. M. Chaffin and wife, Ruby Chaffin by deed from J. Holmes Anderson, Mrs. Blanche A. Robinson, Mrs. Helen A. Snow and Miss Lillie Mai Anderson of record in Book 2497, page 249, Register's Office for Davidson County, Tennessee. The said Ruby Chaffin having predeceased P. M. Chaffin and the property vested in P. M. Chaffin by estate by the entireties and P. M. Chaffin having since died and his heirs at law being A. W. Chaffin, P. M. Chaffin, Jr., G. S. Chaffin, Joan Daugherty, Mary E. Ramsey and R. J. Chaffin.

Edna L. Chaffin joins in this conveyance to convey any interest she may have as the wife of A. W. Chaffin. Jean Chaffin joins in this conveyance to convey any interest she may have as the wife of P. M. Chaffin, Jr. Lucille Chaffin joins in this conveyance to convey any interest she may have as the wife of G. S. Chaffin. J. A. Ramsey joins in this conveyance to convey any interest he may have as the husband of Mary E. Ramsey. Mary Ann Chaffin joins in this conveyance to convey any interest she may have as the wife, of R. J. Chaffin.

This conveyance is subject to any and all existing easements of record including a sewer line easement of record in Book 7542, page 249, and to all matters shown on the plan of record in Book 3600, page 53, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

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 assigns, to warrant and defend title 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 17th day of August, 2004.

A. W. CHAFFIN

EDNA L. CHAFFIN

P. M. CHAFFIN, JR.

JEAN CHAFFIN

G. S. CHAFFIN

LUCILLE CHAFFIN

JOAN DAUGHERTY

MARY E. RAMSEY

J. A. RAMSEY

R. J. CHAFFIN

MARY ANN CHAFFIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

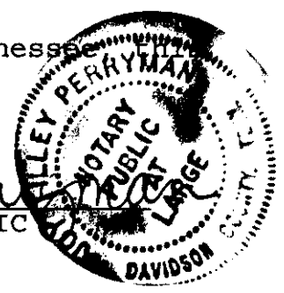
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. W. CHAFFIN, EDNA L. CAHFFIN, P. M. CHAFFIN, JR., JEAN CHAFFIN, G. S. CHAFFIN, LUCILLE CHAFFIN, JOAN DAUGHERTY, MARY E. RAMSEY, J. A. RAMSEY, R. J. CHAFFIN, AND MARY ANN CHAFFIN, the within named bargainors, 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 Nashville, Tennessee, this 17th day of August, 2004.

My Commission Expires:

11/26/2006

NOTARY PUBLIC



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August, 2004.

My Commission Expires:

7-19-08

NOTARY PUBLIC

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008