6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/05 12:26 2 pgs
Fees:13.00 Taxes:656.75
20050510-0052678

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$177,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS BABCOCK, IV	**THOMAS BABCOCK, IV**	91-12-33
(NAME)	(NAME)	
4608 INDIANA AVENUE	**4608 INDIANA AVENUE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	**NASHVILLE, TN 37209**	
(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 P. BALLINGER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS BABCOCK, IV, UNMARRIED**, 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 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.

BEING THE SAME PROPERTY CONVEYED TO ROBERT BALLINGER BY DEED FROM CLARA MAI THOMPSON, RETAINING A LIFE ESTATE, OF RECORD IN INSTRUMENT 20030319-0036388, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4608 INDIANA AVENUE, NASHVILLE, TN 37209**

(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 **my hand** this **27th day of April, 2005.**

ROBERT P. BALLINGER

STATE OF TENNESSEE

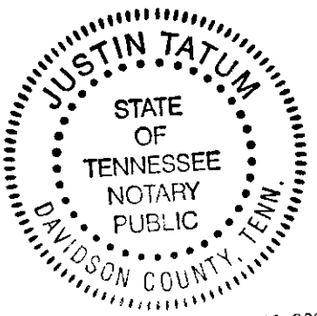
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **ROBERT P. BALLINGER,** with whom I am personally acquainted, and who upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th day of April, 2005**.

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public



My Commission Expires JULY 19, 2008