File No. 20070307

WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 6/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry G. Booker	OWNER	33-16-163
(NAME)	(NAME)	
300 Slayton Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Lewis D. Balch, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry G. Booker and wife, Maylyn D. Booker, 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 Lot No. 151, Primrose Meadows, Section II, as of record in Plat Book No. 4860, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 151, fronts 72.00 feet on Slayton Drive and 253.00 feet on Apple Valley Road, said frontages being joined by a curve 39.37 feet in length, and runs back 278.00 feet on the Southeasterly lot line and 88.9 feet on the northeasterly lot line to a point of intersection.

Being the same property conveyed to Lewis D. Balch and wife, Mindy B. Balch by deed from First Capital Building Corporation, dated October 28, 1980, and recorded on October 31, 1980 in Record Book 5672, page 574, Register's Office, Davidson County, Tennessee and being the same property conveyed to Lewis D. Balch by Quitclaim Deed from Mindy B. Balch, dated June 13, 2003 and recorded on August 8, 2003 in Instrument Number 20030806-0112152, said Register's Office.

Subject to Restrictions of record in Record Book 5039, page 481 and Book 5039, page 484, said Register's Office.

Mary Balch herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 300 Slayton Drive, Madison, TN 37115
(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 August, 2007.

Davidson County DEEDWARR
Recvd: 08/31/07 15:12 2 pgs
Fees:13.00 Taxes:506.90
20070831-0105273

Lewis D. Balch
Lewis D. Balch

Mary Balch
Mary Balch

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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis D. Balch and wife, Mary Balch, 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 this 21st day of August, 2007.

Commission expires:

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2008

Debbie A. Treadway
Notary Public