PREPARED BY (AND RETURN TO):

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W & I Ref: (as) Title No: 40162
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy J. Balch Linda E. Balch 6144 Robin Hill Road Nashville, Tennessee 37205	SunTrust Bank, Nashville, N. A. P.O. Box 305110 / 7th Floor Nashville, Tenn. 37230-5110

TAX MAP-PARCEL NUMBERS: 115-16-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 279,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tara E. Cavazos, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy J. Balch and spouse, Linda E. Balch,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of West Meade Farms, Inc., Section "B" of record in Plat Book 1835, Page 7, Register's Office for said County.

SAID Lot No. 39 fronts 150 feet on the northwesterly margin of Robin Hill Road and extends back 341 feet on the northeasterly line and 248 feet on the southwesterly line to a broken line in the rear, measuring 163.8 feet thereon.

BEING the same property conveyed to Tara E. Cavazos by deed from Jane L. Criley of record in Book 9871, Page 593, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 7, said Register's Office, which Plan shows a 100 foot minimum building setback line from Robin Hill Road and 10 foot easement for public utility purposes along the broken rear and southwesterly side line(s) of said lot; Agreement for Dedication of Easement for Sanitary sewers, Storm Drainage, Water Mains, and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6280, Page 281, said Register's Office.

Gary D. Cavazos joins in the deed in order to convey any marital interest he may have in the property.

This is improved property, known as: 6144 Robin Hill Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 1998.

Tara E. Cavazos

Gary D. Cavazos

State of Tennessee
County of Davidson

On this 31st day of July, 1998, before me the undersigned authority, personally appeared **Tara E. Cavazos and Gary D. Cavazos**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 279,900.00

Affiant

Sworn and subscribed before me on the 31st day of July, 1998.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

98 AUG -3 PM 12:26
REGISTER
DAVIDSON COUNTY, TN.

1431 08/03 0101 03CHECK 1046.63

0469819
IDENTIFICATION REFERENCE

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	279900.00
CON TX	1035.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1046.63
CHECK	1046.63

08/03/98 01 12:27 0001 1431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469819
IDENTIF. & REFERENCE

98 AUG -3 PM 12:26

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1327037