STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of October, 2000.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward Stec
3604 Hampton Avenue
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 117-05-0 Parcel 049.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Louise Craig Ballentine** hereinafter referred to as Grantors, hereby transfers and conveys to **Edward Stec** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 31on the Plan of Henry Sperry Subdivision of record in Book 3221, Page 531, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack E. Ballentine and wife, Louise Craig Ballentine, by Warranty Deed dated May 1, 1961, from Nancy Johns Dickey and Louise Johns Anderson, of record in Book 3221, Page 531, Register's Office for Davidson, County, Tennessee. Said Jack E. Ballentine now deceased the property is now solely vested in Louise Craig Ballentine.

02462-BP

Davidson County DEEDWARR
Recvd: 10/18/00 14:01 2pgs
Fees:11.00 Taxes:1295.00
20001018-0103473

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 974, Page 21, Register's Office for Davidson County, Tennessee.

Easement for Sewers of record in Book 3844, Page 101, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3604 Hampton Avenue, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 12th day of October, 2000.

Louise Craig Ballentine by Louise Williams

Louise Craig Ballentine, by Louise Williams, her Attorney in Fact. attorney in fact

Louise C. Ballentine

Richard C. Ballentine attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise Williams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained and acknowledged she is the Attorney in Fact for Louise Craig Ballentine, an is authorized to execute this instrument on her behalf.

Witness my hand and official seal this 12th day of October, 2000.

Notary Public

RUSSELL JOHN McCA... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

9-11-2001

My Commission Expires

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Ballentine, with whom I am personally acquainted or proved to me on the basis of satisfartory evidence, and who acknowledge he executed the forgoing instrument for the purposes therein contained and acknowledged he is the Attorney in Fact for Louise Craig Ballentine, and is authorized to execute this instrument on her behalf.
Witness my hand and official seal this 12th day of October, 2000.

Notary Public

RUSSELL JOHN McCA... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-11-2001

02462-BP