THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 02/12/02 13:35 2pgs
Fees:13.00 Taxes:499.50

20020212-0018581

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 5-14-07
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby A. Penner (NAME)	SunTrust Bank (NAME)	MAP 83-3
2113 Early Avenue (ADDRESS)	201 Fourth Avenue N/7th Floor (ADDRESS)	PARCEL 98
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, Matthew Balm and wife, Charee Balm and Howard P. Balm and wife, Judy Balm

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toby A. Penner, an unmarried person

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 part of Lot Nos. 35 and 36 on the Plat of Pontotoc, of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Early Avenue at a point 44.0 feet west of the westerly margin of Porter Road; thence with the northerly margin of said avenue westwardly 44 1/2 feet to the corner of Lots 34 and 35; thence with the line between said two lots northwardly 157.00 feet to the corner of Lots 25, 26, 34 and 35; thence with the line between Lots 26, 35, 27 and 36, eastwardly 65 feet 3 inches to a point 79 feet west of the westerly margin of Porter Road; thence southwardly 160.0 feet, more or less, to the beginning.

BEING the same property conveyed to Matthew Balm, unmarried and Howard P. Balm, married, by deed from Richard J. Jones, of record in Book 11407, page 341, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2113 Early Avenue, Nashville, Tennessee 37206
(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 hand s this 7th day of February, 2002

Matthew Balm by Brady Ly Charee Balm by Brady Ly
Matthew Balm

Howard P. Balm by Brady Ly Judy Balm by Brady Ly
Howard P. Balm

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Brady Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Matthew Balm and wife, Charee Balm and Howard P. Balm and wife, Judy Balm as his/her Attorney-in-Fact, as the free act and deed of the within named Matthew Balm and wife, Charee Balm and Howard P. Balm and wife, Judy Balm.

WITNESS my hand and official seal at office, this 1st day of February, 2012.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 5-4-15