WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00

Elizabeth Ann Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 11/24/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/11/02 14:29 2pgs
Fees:13.00 Taxes:530.95

20020411-0045161

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Davis (NAME)	Same as new owner (NAME)	033-04-0A 065 CO
65 Rolling Meadows Drive (ADDRESS)	(ADDRESS)	GO 21171
Goodlettsville, TN 37072 (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, James D. Balser and wife, Mary J. Balser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Ann Davis

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 Unit No. 65 as shown on Plat of Rolling Meadows, Phase I, Section VIII, of record in Book 7900, page 873, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 9557, page 25, and re-recorded in Book 9566, page 369, said Register's Office.

Being the same property conveyed to Wade A. Balser and James D. Balser by deed from Rolling Meadows Joint Venture of record in Book 9557, page 32 and re-recorded in Book 9566, page 376, Register's Office, Davidson County, Tennessee. The said Wade A. Balser having since died on 10-3-96, leaving James E. Balser as the surviving tenant. See also Affidavit of Inheritance of Record in Book 10252, page 722, Register's Office, Davidson County, Tennessee.

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

Declaration of Covenants, Conditions and Restrictions of record in Book 6593, page 194, as amended in Book 9557, page 25 and re-recorded in Book 9566, page 369, said Register's Office.

By-Laws of Rolling Meadows Townhomes Association of record in Book 6593, page 242, said Register's Office.

This is improved (X) unimproved ( ) property, known as 65 Rolling Meadows Drive, Goodlettsville, TN 37072
(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 5th day of April 2002

James D. Balser

Mary J. Balser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Balser and wife, Mary J. Balser

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 at Goodlettsville, Tennessee, this 5th day of April, 2002.

Commission expires 11/29/04

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