Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $153,500.00.

Subsribed and sworn before me this the 15th day of May, 2002.

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO.

(Affix Seal)

Rosemary T. Ballinger
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. Y023865

7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Franklin E. Ballinger and wife, Rosemary T. Ballinger
406 General George Patton Road
Nashville, TN 37221

Send tax bills to:

Map 142-09-F Parcel 406

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gomer R. Lesch and wife, Marie S. Lesch

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Franklin E. Ballinger and wife, Rosemary T. Ballinger

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 406 on the Plan of Amended Condominium Apartments Final Plat River Plantaion Phase II Section VIII, of record in Plat Book 6900, page 514, 515, 516 and 517, and amended in Plat Book 6900, page 654, 655, 656 and 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Gomer R. Lesch and wife, Maire S. Lesch of record in Book 7439, page 414, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 406 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 15th day of May, 2002.

Gomer R. Lesch

Marie S. Lesch

Davidson County DEEDWARR
Recvd: 05/17/02 15:44 2pgs
Fees:13.00 Taxes:567.95

20020517-0060944

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 Gomer R. Lesch and wife Marie S. Lesch, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2002.

My commission expires:

_____

Notary Public

