PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43383
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/21/02 10:47 2pgs
Fees:13.00 Taxes:460.65
20020621-0075026

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth A. Balhoff 3904 Nebraska Ave. Nashville, Tennessee 37209	Suntrust Bank P.O. Box 305110 Nashville, Tennessee 37230

TAX MAP-PARCEL NUMBERS: 104-01-185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy R. Toonen, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth A. Balhoff** 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 the westerly 50 feet of Lots Nos. 55, 56, and 57 on the Map of part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County.

Said westerly 50 feet of Lots Nos. 55, 56, & 57, front 50 feet on the northerly side of Nebraska, formerly Grand Avenue, and run back between parallel lines with the easterly margin of an alley 150 feet to a dead line.

Being the same property conveyed to Timothy R. Toonen and Tracy SeBlonka, as joint tenants with right of survivorship by deed from Heather Thomas, unmarried, of record in Book 11744, Page 461, said Register's Office. By Quitclaim Deed of record in Doc. No. 20010620-0065408, said Register's Office, the said Tracy SeBlonka conveyed her interest in subject property to Timothy R. Toonen.

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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 109, said Register's Office.

This is improved property, known as: 3904 Nebraska Ave., Nashville, Tennessee 37209

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 20th day of June, 2002.

Timothy R. Toonen

State of TENNESSEE

County of DAVIDSON

On this 20th day of June, 2002 , before me the undersigned authority, personally appeared Timothy R. Toonen , 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary

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 $124,500.00

Affiant

Sworn and subscribed before me this the 20th day of June, 2002

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public