This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Crystal D. Ballard
2203 Carter Avenue
Nashville, TN 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-8
PARCEL 357
12DA-42450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Terrell E. Cothran and wife, Judy B. Cothran hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Crystal D. Ballard, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 34, on the Plan of Rawls Tract Subdivision, Section 2, of record in Plat Book 1424, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Terrell D. Cothran and wife, Judy B. Cothran, by deed from M. L. Barrett of record in Book 4990, Page 562, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2003 have been pro-rated and assumed by Grantee.

Judy B. Cothran executed this instrument on behalf of Terrell E. Cothran pursuant to a Power of Attorney which is being placed of record in INST: 20030211-0018682

This is improved property known as 519 Edwin Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Crystal D. Ballard, her heirs and assigns, forever; and we, Terrell E. Cothran and wife, Judy B. Cothran do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/11/03 11:45 2pgs
Fees:13.00 Taxes:125.80
20030211-0018683

Witness our hands this the 7th day of February, 2003.

Terrell E. Cothran by
Judy B. Cothran, Attorney-in-Fact

Judy B. Cothran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy B. Cothran the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of February, 2003.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Judy B. Cothran with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 7th day of February , 2003.

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 34,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of February, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE