THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***87,000.00.

Affiant

Subscribed and sworn to before me this 24th day of September, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 10/13/03 11:20 2pgs
Fees:13.00 Taxes:321.90
20031013-0151349

ADDRESS OF NEW OWNER

Peter D. Bales
1613 Eastside Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

Franklin American
Mortgage Company
501 Corporate Centre
Suite 400
Franklin, TN. 37067

MAP & PARCEL NOS.

MAP 94-2
PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND AND 00/100 DOLLARS ($***87,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, PETER J. RICHARDS, unmarried, and JAAN STURGIS, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto PETER D. BALES and wife, STEPHANIE L. BALES, (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 Lot No. 269 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 269 fronts 50.0 feet on the north side of Ashworth Avenue, now Eastside Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Peter J. Richards and Jaan Sturgis, both unmarried, as Joint Tenants with right of survivorship, by deed from Darlene Walker, Trustee, of record in Book 11082, page 780, Register's Office for Davidson County, Tennessee.

This is improved property known as 1613 Eastside Avenue, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of September, 2003.

Peter J. Richards

BY: _____
Karen Hoff
Attorney in Fact

Jaan Sturgis

BY: _____
Karen Hoff
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter J. Richards and Jaan Sturgis, and acknowledged that she executed the same as the free act and deed of the said Peter J. Richards and Jaan Sturgis. ***

WITNESS my hand and seal this 24th day of September, 2003.

_____
Notary Public

My Commission Expires: 10-17-25

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

***Said Power of Attorneys for Peter J. Richards recorded in Instrument No. 20030630-0089966 and Jaan Sturgis recorded in Instrument No.20030630-0089965, Register's Office for Davidson County, Tennessee.