Davidson County DEEDWARR
Recvd: 11/24/03 15:39 2pgs
Fees:13.00 Taxes:517.63
20031124-0170725

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Bonnie Balch
1825 Brookmeadow Lane
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner
Roperty Address

MORTGAGEE:

MAP 64
GROUP 16D
PARCEL 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, I, **SUSAN BRYANT COULTER**, a single person, have this day bargained and sold, and do hereby transfer and convey unto **BONNIE BALCH,** a single person, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 200, on the Plan of Section Two, Truxton Park, as shown on plat of record in Plat Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Susan Bryant Coulter in Instrument No. 20011026-0117347, recorded October 26, 2001, Register's Office for Davidson, Tennessee.
>
> This is improved property known as 1825 Brookmeadow Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantee herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Instrument No. 20010515-0049898, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of November, 2003.

Susan Bryant Coulter

Susan Bryant Coulter

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **Susan Bryant Coulter,** a single person, the bargainor, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 21st day of November, 2003.

NOTARY PUBLIC

My Commission Expires: _____

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $139,900.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

Bonnie Balch
AFFIANT

Subscribed and sworn to before me this the 21st day of November, 2003.

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: 3-28-07