Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42660**

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/04 13:39 2pgs
Fees:13.00 Taxes:815.85

20040102-0000630

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$220,500.00.

Deborah M Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 24TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DEBORAH M. WILSON	**FRANKLIN AMERICAN MORTGAGE CO.**	**155-3-B-12**
7328 River Park Drive	**501 Corporate Centre Drive, Suite 400**	**9D 79246**
Nashville, TN 37221	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, COLLIN T. BALLANCE and wife, VICKIE V. BALLANCE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH M. WILSON**

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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of River Park Estates, of record in Book 6250, pages 658 and 659, amended in Book 6830, page 806, and surveyors certificate of correction in Book 6785, page 427, all of Register's Office of Davidson County, Tennessee.

Said Lot No. 12 fronts 70 feet on the northerly margin of River Park Drive and extends back 148.47 feet on the easterly line and 118.67 feet on the westerly line to a dead line in the rear, measuring 99.88 feet thereon.

LEGAL DESCRIPTION SAME AS PREVIOUS DEED.

Being the same property conveyed to Collin T. Ballance and wife, Vickie V. Ballance by deed from Fred E. McGinnis and wife, Barbara S. McGinnis, of record in Book 8299, page 957, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7328 River Park Drive, Nashville, Tennessee 37221

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, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of December, 2003.

Collin T Ballance

COLLIN T. BALLANCE

Vickie V. Ballance

VICKIE V. BALLANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named COLLIN T. BALANCE and wife, VICKIE V. BALLANCE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.