Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/21/04 15:13 2pgs
Fees:13.00 Taxes:917.60

20040721-0087537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Linda Turner Kay
Affiant

Subscribed and sworn to before me, this 20th day of July, 2004.

Notary Public
My commission expires: 01-27-07

ELENE LEE HAMLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0407-32096

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jay C. Ballard	SunTrust Mortgage Inc	129-15-0-111.00
6812 Alto Vista Drive	201 4th Ave N, 4th Floor	
Nashville TN 37205	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas Thom, III, and wife, Marcia Jones Thom, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jay C. Ballard and Sarah Reitmeier, hereinafter called the Grantees, their successors 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. 74, on the Plan of Section 2, West Meade Highlands, of record in Plat Book 3700, Pages 124 and 125 , Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Douglas Thom III, and wife, Marcia Jones Thom, by deed from James M. Sokolowski and wife, Rachel W. Sokolowski, of record in Book 11141, Page 462, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6812 Alto Vista Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of July, 2004.

Douglas Thom, III

Marcia Jones Thom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas Thom, III, and Marcia Jones Thom, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05