Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 09/28/04 11:43 2pgs Fees:13.00 Taxes:718.91 20040928-0116605	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $194,300.00. Tracy L Dry Affiant Subscribed and sworn to before me, this 24th day of September, 2004. GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Notary Public My Commission Expires: 3/31/2007

Address New Owner As Follows: Tracy L. Dry and Jeremy D. Kane 5202 Idaho Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Map-Parcel Number: 103-3-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAY C. BALLARD AND WIFE, SARAH M. REITMEIER**, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **TRACY L. DRY AND JEREMY D. KANE, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block No. 20 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Idaho Avenue at a point 50.0 feet west of the westerly margin of 52nd Avenue, North, thence with the northerly margin of Idaho Avenue, westwardly 55.0 feet; thence northwardly and parallel with the westerly margin of 52nd Avenue, North, 150.0 feet to the southerly margin of an alley; thence with said alley, eastwardly 55.00 feet to a point 50.0 feet west of the westerly margin of 52nd Avenue, North, thence southwardly 150.0 feet to the beginning.

Being the same property conveyed to Jay C. Ballard, unmarried by deed from Monica A. Holmes, unmarried, of record as Instrument No. 20001219-0124245, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Sarah M. Reitmeier joins in the execution of said conveyance for the limited purpose of conveying any interest she may have in said land by reason of marital status or otherwise.

This is improved property known as 5202 Idaho Avenue, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 24th day of September, 2004.

Jay C. Ballard

Sarah M. Reitmeier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAY C. BALLARD AND SARAH M. REITMEIER**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2004.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007