Box 5

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/04 08:40 2pgs
Fees:13.00 Taxes:444.00

20041213-0147561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of Dec., 2004.

Notary Public

MY COMMISSION EXPIRES: 09/27/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MICHAEL T. HALEY

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karin Balsley and Amberly Rittenberry (NAME)	SAME (NAME)	83-10-0
1804 Forrest Avenue (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	287.00
Nashville, TN 37206 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

Cumberland Bank South

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karin Balsley and Amberly Rittenberry, as tenants in common with rights of survivorship

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. 69 on the Plan of "Lockeland", a subdivision of Chadwell Home Place, as of record in Book 57, Page 135, Register's Office for said County, Tennessee.

Said Lot No. 69 fronts 50 feet on the southerly side of Forrest Avenue, formerly Morrow Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Cumberland Bank South by Trustee's Deed from J. Nick Shexton, Substitute Trustee, dated June 18, 2004, recorded June 18, 2004, of record in Instrument No. 20040618-0072310, in the Register's Office for Davidson County, Tennessee.

Subject to the following: all matters shown on plat of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, and to easements, setback lines and restrictions of record; zoning and/or health department regulations for the appropriate governmental authority, and to public rights of way and rights for public utilities, and to matters which would be disclosed by an accurate survey; county property taxes for 2004 were prorated as of date of deed and paid at closing.

This is unimproved ( )
Improved (X) property, known as 1804 Forrest Avenue (House Number/Street) Nashville (City/Town) TN (State) 37206 (Postal Code)

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 claiming by, through or under Grantor, but not otherwise. 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 9th day of Dec., 2004.

CUMBERLAND BANK SOUTH:

By: Mary Bennett Wilson
EVP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Bennie Wilson, the E.V.P. of **Cumberland Bank South, a corporation,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself/herself to be the E.V.P. of said corporation, and that she executed the within instrument for the purposes therein contained, by signing the name of the corporation as E.V.P., having full authority to so act.

Witness my hand and official seal at **Brentwood, TN**, this 9th **day of** Dec., **2004**.

Notary Public

Commission Expires: 9/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.