Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/04 10:20 2pgs
Fees:13.00 Taxes:506.53

20041221-0151469

ET-04-5434

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Elaine W. Ballard
Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine W. Ballard	GreenPoint Mortgage Funding, I	
(NAME)	(NAME)	
2912 Chesney Court	5032 Parkway Plaza	87-01-0-A-100.00C0
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOM TEGARDEN AND WIFE, SHARON TEGARDEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELAINE W. BALLARD, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Three, Chesney Glen, of record in Book 9700, Page 401, Register's Office for said County, referebce is hereby made for a more complete and accurate description.

Being the same property conveyed to Tom Tegarden and wife, Sharon Tegarden from Beazer Homes Corp. d/b/a Phillips Builders, Inc. by Deed dated December 19, 1997 and recorded January 6, 1998 in book 10747, Page 498 in Register's Office for Davidson County, Tennessee.

Subject to restrictions in Book 10278, Page 279, Book 10640, Page 941,Book 10449, Page 215, Book 11317, Page 674, Book 10449, Page 217, Book 10469, Page 924, and Book 10528, Page 73, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Sharon Tegarden executed this instrument on behalf of Tom Tegarden pursuant to a Power of Attorney which is being placed of record concurrently herewith.

unimproved ( )
This is improved (x) property, known as 2912 Chesney Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 17th day of December, 2004.

Tom Tegarde By: Sharon Tegarde Atty in Fact — Sharon Tegarde

Tom Tegarden, By Sharon Tegarden his Attorney in Fact

Sharon Tegarden

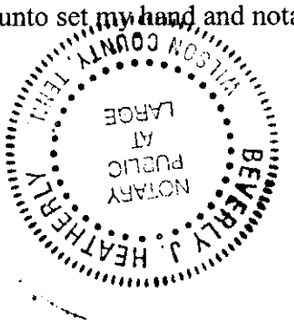
State of Tennessee
County of Wilson

On this 17th day of December 2004, before me personally appeared Sharon Tegarden for Tom Tegarden, as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tom Tegarden, acknowledged that such person executed the same as the free act and deed of Tom Tegarden.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My commission expires: 09-16-07



Prepared By and Return to:

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