THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19581K

Davidson County DEEDWARR
Recvd: 01/03/05 09:43 2 pgs
Fees:13.00 Taxes:869.13
20050103-0000230

MAP/GROUP/PARCEL: 018-15-0/006.00

NEW OWNER'S NAME AND ADDRESS:
JOSEPH HOWE and PAMELA HOWE
528 MONCRIEF AVENUE
GOODLETTSVILLE, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CARL BALLINGER and KATHY R. BALLINGER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto JOSEPH HOWE and PAMELA HOWE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE SECOND REVISION OF THE MONCRIEF SUBDIVISION, ACCORDING TO A SURVEY MADE ON MARCH 5, 1953, BY STEPHEN A. DRAPER, SURVEYOR, DESCRIBED AS FOLLOWS:

SAID LOT NO. 75 FRONTS 183.1 FEET ON THE WEST SIDE OF MONTCRIEF AVENUE AND RUNS BACK NORTH 61 DEG. 46 MIN. WEST 966 FEET ON THE SOUTH LINE, AND RUNS BACK NORTH 60 DEG. 48 MIN. WEST 438 FEET; THENCE NORTH 69 DEG. WEST 269 FEET TO AN OLD STUMP; THENCE NORTH 61 DEG. 45 MIN. WEST 268 FEET, AND SHOWS 166.3 FEET ON THE REAR LINE.

The subject property is improved property commonly known as 528 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 10689, Page 199, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CARL BALLINGER

KATHY R. BALLINGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CARL BALLINGER and KATHY R. BALLINGER, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of December, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $234,900.00.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of December, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.