RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43632

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/05 12:02 2 pg
Fees:13.00 Taxes:517.63

20050217-0018164

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL ~~CONSIDERATION OR~~ VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **15th DAY OF FEBRUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES: 3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STACY WELCH **245 Highland Villa** **Nashville, TN 37211**	Mortgage Inv Group 8320 E. Walker Springs Ln Knoxville, TN 37923	**161-14-B-245**

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, **I, PAUL H. BALCH, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
STACY WELCH

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 245 on the Plan of condominium site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, of record in Book 7278, Page 312, amended in Book 7347, Page 717; Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul H. Balch, Unmarried, by deed from Floyd Ray Berlin and wife, Nancy L. Berlin of record in Instrument Number 20030508-0062036, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 245 Highland Villa, Nashville, Tennessee 37211

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 hand this 15th day of February, 2005.

Paul H. Balch

PAUL H. BALCH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PAUL H. BALCH, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/29/2004

