Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

KEVIN STEINKE NOTARY PUBLIC AT LARGE TENN. WILSON CO.

Affiant

Subscribed and sworn to before me, this 15 day of April, 2005.

Notary Public
My commission expires: 9-16-07

Davidson County DEEDWARR
Recvd: 04/20/05 10:35 2 pg
Fees:13.00 Taxes:325.60

20050420-0043865

15-0504-150235

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Dohotariu	New Owner	083-080
6102 Freemantle Ct.		046.00
Mt. Juliet, TN 37122		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter C. Ballew, Jr. and wife, Vicki L. Ballew**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jon Dohotariu, married**, hereinafter called the Grantee, his successors 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. 19 on the Plan of Eastland Acres, Section I, of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Walter C. Ballew, Jr. and wife, Vicki L. Ballew by quit claim deed from Howard E. Roberts, unmarried, of record in Instrument No. 20050420-0043864, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Howard E. Roberts and wife, Viana Roberts by deed from Will T. Cothern and wife, Martha Sue Cothern, dated 12-09-77, of record in Book 5232, Page 329, Register's Office for Davidson County, Tennessee. Viana Roberts having since died on 07-11-80.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2410 Eastland Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15 day of April, 2005.

Walter C. Ballew, Jr.

Vicki L. Ballew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter C. Ballew, Jr. and Vicki L. Ballew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 15 day of April, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

