JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 19, 2008 WILLIAMSON COUNTY, TN

WARRANTY DEED

B-CBB-05-1828

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~ 145,000

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/08/05 08:36 2 pgs
Fees:13.00 Taxes:536.50

20050808-0092876

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pitzer C. Stoffel	REGIONS BANK (NAME)	
1828 Merritt Street (ADDRESS)	601 S. Court (ADDRESS)	53-6-B-36.00 CO
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Montgomery, AL 36014 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY BALCH, MARRIED* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PITZER C. STOFFEL AND WIFE, MARGARET T. STOFFEL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 71 ON THE PLAN OF WATERFORD PHASE 4-A, OF RECORD IN BOOK 7900, PAGE 596, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO MARY L. RUDOLPH, A SINGLE PERSON AND ROBERT H. RUDOLPH, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM W. L. BAINBRIDGE, INC., RECORDED THE 11TH DAY OF AUGUST, 1994 IN DEED BOOK 9434, PAGE 929, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID ROBERT H. RUDOLPH IS NOW DECEASED.

* MARY L. RUDOLPH IS NOW KNOWN AS MARY BALCH.** HER HUSBAND, LEWIS DOUGLAS BALCH JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ALL RIGHTS, TITLE, AND INTEREST IN THE ABOVE DESCRIBED PROPERTY.

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

** MARY BALCH, MARY L. RUDOLPH BALCH AND MARY R. BALCH ARE ONE AND THE SAME PERSON.

unimproved ( )
This is improved (X) property, known as 1828 Merritt Street, Old Hickory, Tennessee 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of July, 2005.

Mary R. Balch
Mary Balch

Lewis D. Balch
Lewis Douglas Balch

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

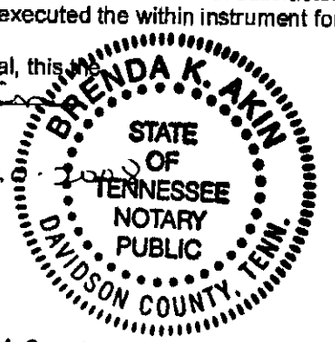
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Balch and Lewis Douglas Balch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the

Notary Public

My Commission Expires: 9-2-2009

(SEAL)



My Commission Expires SEPT. 20, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903