WARRANTY DEED

B-CL-05-3953

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
STATE of TENNESSEE NOTARY Public
DAVIDSON COUNTY

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
Matthew R. Balch	1st Trust Bank for Savings	
3953 East Ridge Drive (ADDRESS)	(NAME) P.O. Box 17257 (ADDRESS)	148-14-6
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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 BILLIE LYNN SHELTON, JR. AND KERRIE L. SHELTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW R. BALCH AND WIFE, SARAH J. BALCH, 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. 157 ON THE PLAN OF LOCUSTWOOD SECTION 2, AS OF RECORD IN BOOK 2331, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BILLIE LYNN SHELTON, JR. AND WIFE, KERRIE L. SHELTON BY WARRANTY DEED FROM CHUCK PORTER, MARRIED, AND WIFE, GALE C. PORTER, RECORDED ON THE 3RD DAY OF JANUARY, 1989 IN DEED BOOK 7742, PAGE 705, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 3953 East Ridge Drive, Nashville, Tennessee 37211
(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 14th day of October, 2005.

Billie Lynn Shelton, Jr.

Kerrie L. Shelton

Davidson County DEEDWARR
Recvd: 10/25/05 08:01 2 pgs
Fees:13.00 Taxes:443.63

20051025-0128423

STATE OF Tennessee
COUNTY OF Davidson

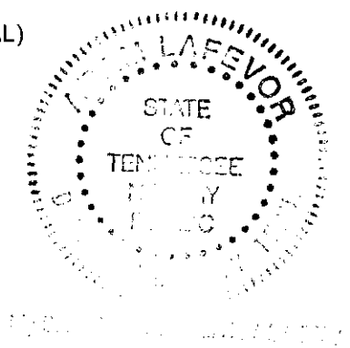
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie Lynn Shelton, Jr. and Kerrie L. Shelton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 14th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072