Davidson County DEEDWARR
Recvd: 10/27/05 08:08 2 pgs
Fees:13.00 Taxes:592.00

20051027-0129575

WARRANTY DEED

G-KW-05-543

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SARA HAWLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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
David S. Bally	Same	
543 Bonerwood Drive	(NAME)	147-10-174
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(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 DIETER R. INSTINSKI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID S. BALLY AND WIFE, ANTOINETTE BALLY, 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 46, PARKVIEW ESTATES, SECTION TWO, as shown on plat of record in Plat Book 3700, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dieter R. Instinski by Quitclaim Deed from Dieter R. Instinski and Georgia Instinski recorded on the 23rd day of January, 1985 in Deed Book 6479, Page 79, in the Register's Office of Davidson County, Tennessee. Said Dieter R. Instinski having since married. Said property is not the marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 3700, page 87 and amended in Plat Book 9871, page 250 and restrictive covenants of record in Book 4094, page 686, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 543 Bonerwood 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.

Dieter R. Instinski

STATE OF Tennessee
COUNTY OF Davidson

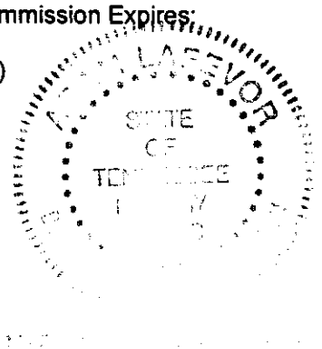
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dieter R. Instinski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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