Davidson County DEEDWARR
Recvd: 11/14/05 11:44 2 pgs
Fees:13.00 Taxes:1066.39
20051114-0137107

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $288,213.00.

Subsribed and sworn before me this the 9th day of November, 2005.

Affiant

Notary Public

(Affix Seal) MEREDITH L. CURRY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires March 23, 2009

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500775
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Steve Ballas and wife, Jennifer Ballas
6228 Rivervalley Drive
Nashville, TN 37221

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 126-16-A Parcel 280

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc. A Tennessee Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Steve Ballas and wife, Jennifer Ballas

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 319 on the Plan of Riverwalk Phase 2A, Section 2 of record in Instrument Number 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., A Tennessee Corporation by Deed dated November 10, 2004 of record in Instrument Number 20041111-0135752, said Register's Office. Said property is also part of the same property conveyed to Riverwalk Development Partners, Inc, a Tennessee Corporation by Deed dated April 25, 2001 of record in Instrument Number 20010425-0040967, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6228 Rivervalley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 9th day of November, 2005.

Corinthian Custom Homes, Inc. A Tennessee Corporation

BY:_____
John Bell, Settlement Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

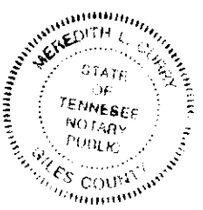
Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 9th day of November, 2005.

My commission expires:

_____

Notary Public



MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009