Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:(db) Title No: 46941
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/13/06 14:08 2 pg
Fees:13.00 Taxes:832.50
20060213-0017267

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth S. Ballard 10441 Bentbrooke Drive Lakeland, Tennessee 38002	SAME

TAX MAP-PARCEL NUMBERS: 10303021500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vicki L. Johnson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth S. Ballard** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of J. G. Edwards Subdivision of record in Book 1835, Page 17, Register's Office for said County.

SAID Lot No. 3 fronts 50 feet on the westerly margin of 50th Avenue North and extends back between parallel lines 150.15 feet to a dead line in the rear.

BEING the same property conveyed to Vicki L. Johnson, unmarried, by deed dated August 15, 2003 and of record in Instrument Number 20030820-0120501 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 17, said Register's Office, which Plan shows a 30 foot minimum building setback line from 50th Avenue North and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 143 50th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of February, 2006.

Vicki L. Johnson

State of TENNESSEE
County of DAVIDSON

On this 10th day of February, 2006, before me the undersigned authority, personally appeared Vicki L. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn and subscribed before me this the 10th day of February, 2006.

Notary Public

My Commission Expires: 3/25/2006

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.