WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$100,000.00**

Melissa Woodward
AFFIANT

Davidson County DEEDWARR
Recvd: 04/06/06 15:37 2 pgs
Fees:13.00 Taxes:370.00
20060406-0040002

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30th DAY OF MARCH, **2006**.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISION EXPIRES: 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
CHRISTINE E. SMITH AND BRANDON R. SCALES	**SAME**	**059-01-0017.00**
2984 SUNNYVIEW DRIVE		
NASHVILLE, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF **$100,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH E. BALL, A MARRIED MAN, JOINED BY HIS WIFE, TASKIA BALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

CHRISTINE D. SMITH, UNMARRIED, AND BRANDON R. SCALES, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee being Lot No 303 as shown on the map entitled Buena Vista Estates Section 6A of record in Plat Book 4660 page(s) 6, Registers 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 Kenneth E. Ball a married man by Deed from Velma Mcquiddy, unmarried and Kristie Law and wife Anthony Law filed for record on 10/25/02 in Inst # 20021025-0130681 said Registers Office.

Subject to all matters appearing on the Plat of Record recorded in Book 4660 Page 6 said Registers Office.

This ( )Unimproved
(X) Improved property is known as: **2984 SUNNYVIEW DRIVE NASHVILLE, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and

assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the said GRANTEES, 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 hand this 30 day of **MARCH, 2006**

Kenneth E. Ball

KENNETH E. BALL

Taskia Ball

TASKIA BALL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **KENNETH E. BALL AND TASKIA BALL,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 109 Cude Lane, **Tennessee.**

This 30 day of **MARCH, 2006.**

R. Voelm

Notary Public

My Commission Expires: 4/27/09

TERRY LEO VOELM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER