This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/12/06 15:44 2 pgs
Fees:13.00 Taxes:925.37
20060412-0042256

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 250,100.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2006.

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: Nov. 14, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Jeffrey Stephen Balitsos 1421 South Glenleigh Court Nashville, Tennessee 37221	GMAC Mortgage Corp. P. O. Box 4025 Coraopolis, PA 15108-6942	142-13-B-218

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rochford Realty and Construction Co., Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Stephen Balitsos**, an individual, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 236 on the Plan of Riverside Subdivision, Phase Six, of record in Instrument No.20050215-0016980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee Corporation by Deed from Frank H. Carter and wife, Dolorse H. Carter, Charles C. Handley, Jr. and Mary Handley Beard, of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable;

2. Plan of record in Instrument No. 20050215-0016980, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7185, Page 619; Book 7405, Page 780 and as amended of record in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee.

4. Subject to Charter for The Riverside Homeowner's Association of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.

5. Subject to all Easements of record in Book 6970, Pages: 45, 275, 278, 281, and 285 , Register's Office for Davidson County, Tennessee.

6. Subject to Metro Easement of record in Book 6972, Page 45, Register's Office for Davidson County, Tennessee.

7. Subject to currant Easement on Deed of record in Book 7108, Page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1421 South Glenleigh Court Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of April, 2006.

ROCHFORD REALTY AND CONSTRUCTION COMPANY

James G. Morrissey

By: James G. Morrissey, Vice-President

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 James G. Morrissey, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of Rochford Realty and Construction Company, Inc., the bargainor, a Tennessee Corporation, and that he as such Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee Corporation by himself as such Vice-President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 5th day of April, 2006.

Anne D. Welton

NOTARY PUBLIC

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY