Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/18/06 15:05 1 pgs
Fees:13.00 Taxes:562.40

20060418-0044434

WARRANTY DEED

Preparer's File #-06C0158

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 10th DAY OF APRIL, 2006.

(Affix Seal) Notary Public

My Commission Expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Walter Balbin	1st Trust Bank for Savings	148-1-124
224 Wallace Road	PO BOX 17257	
Nashville, Tennessee 37211	Memphis, TN 38187	

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, I/we, CHRISTIAN PROPETIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto WALTER BALBIN, _____ hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 255 on the Plan of Hillbrook, Section 4, of record in Plat Book 3842, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christian Properties, Inc. by Warranty Deed from Hoc T. Nguyen and wife, Bang T. Nguyen and Kim-Yen Thi Nguyen, dated August 24, 2005 and filed of record in Instrument Number 20050913-0110080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **224 Wallace Road, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **10th** day of **April, 2006**:

CHRISTIAN PROPETIES, INC.

By: VAN CHRISTIAN II

Title: PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPETIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II (Name),President (Title).

Witness my hand and official seal at Brentwood, TN, this 10th day of April, 2006.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.