Davidson County DEEDWARR
Recvd: 08/29/06 11:07 2 pgs
Fees:13.00 Taxes:426.01
20060829-0106612

ADDRESS NEW OWNER:
Marcus A. Ballard, Jr.

2603 Brittany Drive
Nashville, TN 37206-1123

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mortgage
7130 Goodlett Farms Parkway
Cordova, TN 38016

MAP & PARCEL NOS.:
08312007900

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Marcus A. Ballard, Sr.** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Marcus A. Ballard, Jr., married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Eastland Acres, Section 3, as of record in Book 2331, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Marcus A. Ballard, Sr., by Warranty Deed dated July 18, 2006, from Lovie K. Powell, a widow, of record in Instrument No. 20060702-0087391, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2603 Brittany Drive, Nashville, TN 37206-1123.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2331, Page 41, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2438, Page 176, said Register's office.

Grantor further warrants that he has never lived in the subject property as married person and that said property is not subject to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $115,137.46.

Affiant

Subscribed and sworn before me this 28th day of August, 2006.

My Commission Expires: 11/14/2009

Notary Public

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **August, 2006.**

Marcus A. Ballard, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Marcus A. Ballard, Sr.** , with whom I am personally acquainted, or who 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 office this **28th** day of **August, 2006.**

Notary Public
My Commission Expires: 11/14/2009

My Commission Expires NOV. 14, 2009

File No. 0808-126