Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 6R day of September 2006

Notary Public
My commission expires: 4/2/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 09/06/06 16:01 2 pgs
Fees:13.00 Taxes:1258.00
20060906-0110384

Address of New Owner:
Edward Simmons
5604 Hearthstone Lane
Brentwood TN 37027-0000

Send Tax Bills to:
OWNER

Tax Information
160-11-047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffrey R. Ballard and wife, Bethany D. Ballard, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Edward Simmons and wife, Sandra Simmons, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hearthstone, Phase VII, of record in Plat Book 6250, page 935, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeffrey R. Ballard and wife, Bethany D. Ballard, by deed from John T. Feeney and wife, Terrie R. Feeney, dated January 27, 1999, of record in Book 11322, page 718, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hearthstone, Phase VII, of record in Book 6250 Page 935, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 5409, page 485, and amended in Book 5677, page 417, Book 5677, page 419, Book 5713, page 229, Book 6884, page 253, Book 7053, page 982, Register's Office for Davidson County, Tennessee

This property is improved property known as 5604 Hearthstone Lane, Brentwood, Tennessee 37027-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 6th day of September, 2006.

Jeffrey R. Ballard

Bethany D. Ballard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Ballard and Bethany D. Ballard, the bargainor(s), with whom I am personally acquainted 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 Brentwood, Tennessee, this 6th day of September, 2006.

Notary Public

My Commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1488