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Realty T.Fle
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Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,346.00

Rochelle Caudill
Affiant

Subscribed and sworn to before me, this 20th day of November, 2006.

Karen Colbert
Notary Public
My commission expires: ~~02/22/09~~ 9/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/30/06 14:29 2 pgs
Fees:13.00 Taxes:1185.28
20061130-0148033

03-0611-34217

Address of New Owner:	Send Tax Bills to:	Tax Information
Maston L. Ballew, IV	Countrywide Home Loans, Inc.	161-01-O-B-117
5145 Glencarron Drive	3011 Armory Drive, Suite 120	
Nashville TN 37220	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Talbott Patrick Ottinger, unmarried, and Patrick Ottinger, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maston L. Ballew, IV and wife, Lindsay L. Ballew hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Aberdeen Woods, Phase 3, Section 2, 1st Revision, of record in Instrument No. 20011231014480, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Talbott Patrick Ottinger and Patrick Ottinger, by deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation, dated May 21, 2003, recorded on June 2, 2003 in Instrument No. 20030602-0074934, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor, Patrick Ottinger.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5145 Glencarron Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of November, 2006.

Talbott Patrick Ottinger

Patrick Ottinger, by Talbott Patrick Ottinger, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Talbott Patrick Ottinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of November, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/22/2010

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 Talbott Patrick Ottinger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Patrick Ottinger, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of Nov., 2006.

Commission expires 9/22/2010

Notary Public

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY