Davidson County DEEDWARR
Recvd: 12/12/06 10:31 2 pgs
Fees:13.00 Taxes:423.65
20061212-0153124

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address:
Patricia Lee Ballard and husband, Cornell Ballard
516 East Nocturne Drive
Nashville, TN 37207

Send Tax Bills to Same Address
Map/Parcel 011-00-0-193.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of November, 2006 between

CMH Homes, Inc.
Party of the first part and

Patricia Lee Ballard and husband, Carnell Ballard
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 7 on the Final Plat of Hunters Ridge Section 3, of record in Instrument Number 200206070069365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to CMH Homes, Inc. by Warranty Deed dated 10/5/2006 from Gary F. Hahn of record in Instrument Number 20061010-0125777, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CMH Homes, Inc.

BY: _____

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Hugh T. Statum with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of CMH Homes, Inc., a corporation, the within named bargainor and that he as such Vice president being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and official seal at office in Maryville, Tennessee on this the 1 of ~~November~~ December RN 2006.

Robyn Newman
Notary Public

ROBYN NEWMAN STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

My Commission Expires: April 25, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,500.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Tammy Mellons
Affiant

Subscribed and sworn to before me this 8th day of ~~November~~ December, 2006.

Christy Y. Hall
NOTARY PUBLIC

CHRISTY Y. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/21/09