WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/07 15:04 2 pgs
Fees:13.00 Taxes:647.50
20070108-0003351

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th 22nd DAY OF December 2006
Notary Public
MY COMMISSION EXPIRES 8/23/09
(AFFIX SEAL)

PAMELA A. CHILEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Lee Biggs (NAME)	United Wholesale Mortgage (NAME)	033040B01400CO
205 Dry Creek Pointe Ct. (ADDRESS)	555 South Adams Road (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, MI 48009 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert E. Ballentine and wife, Deborah K. Ballentine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Lee Biggs, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 14, on the Plan of Dry Creek Pointe - Section One, of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the sme property conveyed to Robert E. Ballentine and wife, Deborah K. Ballentine by deed from Fox Ridge Homes, Inc. of record in Book 9713, Page 13, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictions of record in Book 9863, Page 153, By-Laws of Dry Creek Pointe Homeowners Association of record in Book 9863, Page 160, as amended in Instrument Number 200007180070540, Drainage Easement of record in Book 8157, Page 78, Utility Easements of record in Book 9417, Page 843 and Book 9417, Page 846, Ingress and Egress Easement of record in Book 6448, Page 60, Transmission Line Easements of record in Book 1153, Page 652, Book 3223, Page 325, Book 3223, Page 327, and Sewer Easements in Book 4472, Page 271, Book 4805, Page 797, and Book 5083, Page 272, all in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 205 Dry Creek Pointe Ct., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hand s this 15th day of December, 2006

Robert E. Ballentine

Deborah K. Ballentine

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Ballentine and wife, Deborah K. Ballentine

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 White House, Tennessee, this 22nd 15th day of December 2006

Commission expires 8/23/09

Notary Public

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. AUG. 23, 2009 COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public