Davidson County DEEDWARR
Recvd: 04/24/07 09:40 2 pgs
Fees:13.00 Taxes:373.70
20070424-0048502

Name and Address of New Owner:

Reynold Ballantyne
3858 Abernathy Road
Nashville TN 37218

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $101,000.00

Affiant

Subscribed and sworn to before me on 04/18/07.

Notary Public

My Commission Expires: 7/28/07

Map & Parcel No.
~~69.30~~
069 00603 000

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Gloria H. Carter, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Reynold Ballantyne, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

~~unmarried~~ married

Property commonly known as: 3858 Abernathy Rd., Nashville, TN 37218 County of Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land on the Southerly margin of Abernathy Road described in Deed Book 9754, Page 353, Register's Office, Davidson County, Tennessee and described according to a survey made by George W. Watkins, Surveyor, dated September 30, 1960 and by a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License #1673, dated July 13, 1999 as follows:

Beginning at an iron pin at the northeast corner of the property conveyed to Harry Guess by deed of record in Book 2346, Page 69, Register's Office, Davidson County, Tennessee; thence with said Guess northern boundary line south 86 deg. 45 min. west 100 feet to an iron pin; thence north 2 deg. east 315 feet to the southerly margin of Abernathy Road as dedicated by deed from S.C. Sewell and wife, to Davidson County, Tennessee of record in Book 2494, page 181, said Register's Office; thence with the same south 86 deg. east 100 feet; thence with the western boundary line of Thomas Williams of record in Book 4602, Page 195,

494.C

said Register's Office; thence south 2 deg. west 302.4 feet to the point of beginning.

Being the same property conveyed to Gloria H. Carter, unmarried, by deed from Willie Mae Wauford, unmarried, dated 7/26/99 and filed of record in Book 11592, page 902, said Register's office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3858 Abernathy Road, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/18/07.

Gloria H. Carter

Gloria H. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Gloria H. Carter, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of April, 2007.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

My Commission Expires
July 28, 2007