WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/07 09:48 2 pgs
Fees:13.00 Taxes:172.05
20070511-0056613

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,500.00.**

Affiant Jason Hornsby

Subscribed and sworn to before me this 10th day of May, 2007

Notary Public

My Commission expires: 8/10/10 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Hornsby	Countrywide Home Loans, Inc. dba America's Wholesale Lender	061-16-0-001.00
1205 McAlpine Avenue	750 Old Hickory Boulevard, Suite #180	
Nashville, TN 37216	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Crystal D. Ballard, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Hornsby, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the west 52.2 feet of Lot No. 17 on the plan of Kennedy & Graves Monte Vista Subdivision, of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 58.2 feet on the northerly side of Alpine Avenue and runs back between parallel lines as measured from the center of said road, 388.5 feet to a dead line.

Being the same property conveyed to Crystal D. Ballard, an unmarried person, by deed from Shirley Pearl Wooden, on May 29, 2003, of record in Instrument Number 20030619-0085230, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-16-0-001.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 143, Register's Office Davidson County, Tennessee.

This is improved property known as: **1205 McAlpine Avenue, Nashville, TN 37216**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 10, 2007.

Crystal D. Ballard

Crystal D. Ballard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Crystal D. Ballard,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 10, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY