TTHEIR INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

Subscribed and sworn to before me this 23rd day of May 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER
Matthew Balm
1800 Blair Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO
New Owner

MAP & PARCEL NOS.
MAP 104-16-0
PARCEL 031.00

Davidson County DEEDWARR
Recvd: 06/04/07 14:49 2 pgs
Fees:13.00 Taxes:3145.00
20070604-0066307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Thousand and 00/100 Dollars ($850,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, James Jason Holcomb and wife, Buffy R. Holcomb, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Matthew Balm, and wife, Charee Balm (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 the easterly 75 feet of Lot No. 50 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James Jason Holcomb and wife, Buffy R. Holcomb from State Street Bank and Trust Company, by Special Warranty Deed dated February 20, 2001, of record as Instrument No. 20010309-0022375, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1800 Blair Boulevard Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of May 2007.

James Jason Holcomb

Buffy R. Holcomb

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 James Jason Holcomb and Buffy R. Holcomb, the bargainors, 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 this 23rd day of May 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212