Davidson County DEEDWARR
Recvd: 08/31/07 09:31 2 pgs
Fees:13.00 Taxes:425.50

20070831-0104787

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1837

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of August, 2007.

Notary Public

Commission Expiration: July 14, 2009

BRENDA R. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. JULY 14, 2009

ADDRESS OF NEW OWNER:
Carlos Ballentine
220 Ellington Place
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
051100B05300CO

WARRANTY DEED

FOR AND IN 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,

Ursula Y. Holmes, unmarried and Kathleen L. Holmes and husband, Arthur Holmes Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos Ballentine, 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:

Land in Davidson County, Tennessee, being Lot no. 220, on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to Ursula Y. Holmes and Kathleen L. Holmes on 08/29/1997, by deed from Cheryl L. Hurd, filed for record on 09/19/1997, in Book 10615, page 580, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **220 Ellington Place Madison, TN 37115**

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 my hand this 28th day of August, 2007.

Ursula Y. Holmes

Kathleen L. Holmes by Ursula Y. Holmes as AIF

Arthur Holmes Jr. by Ursula Y. Holmes as AIF

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ursula Y. Holmes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee this 28th day of August, 2007.

Brenda R. Johnson
Notary Public

BRENDA R. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 14, 2009

Commission Expiration:

July 14, 2009

STATE OF TENNESSEE
COUNTY OF Shelby

On this the 28th day of August, 2007, before me personally appeared **Ursula Y. Holmes**, to me known to be the person who executed the foregoing instrument in behalf of **Kathleen L. Holmes** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Kathleen L. Holmes**. Witness my hand and official seal.

Brenda R. Johnson
Notary Public

BRENDA R. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 14, 2009

Commission Expiration:

July 14, 2009

STATE OF TENNESSEE
COUNTY OF Shelby

On this the 28th day of August, 2007, before me personally appeared **Ursula Y. Holmes**, to me known to be the person who executed the foregoing instrument in behalf of **Arthur Holmes Jr.** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Arthur Holmes Jr.** Witness my hand and official seal.

Brenda R. Johnson
Notary Public

Commission Expiration:

July 14, 2009

BRENDA R. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 14, 2009