Davidson County DEEDWARR
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Fees:13.00 Taxes:1176.60

20070925-0114412

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is ~~$320,000.00~~ $ 318,000.00
Affiant
Subscribed and sworn to before me
This 21 day of Sept., 2007
Notary exp: 3-20-2010

DEBORAH H. GERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of new owners:
Benjamin A. Ball
Heather P. Ball
6805 Pennywell Drive
Nashville, TN 37205

Send tax bills to:
SunTrust Mortgage
P.O. Box 79041
Baltimore, MD 21279

Map & Parcel:
115-09-0-006.01

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael D. Betz**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Benjamin A. Ball and spouse, Heather P. Ball** 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. 132 on the Plan of West Meade Hills Section Five of record in Book 3300, page 98, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same Property conveyed to Michael D. Betz by Warranty Deed from Robert L. Walter and spouse, Judith B. Walter dated August 23, 2005 and filed for record as Instrument no. 20050825-0102003, Register's Office for Davidson County, Tennessee.

The Plan, with Owner's Certificate, of record in Book 3300, page 98, said Register's Office, which Plan shows a 75 foot minimum building setback line from Pennywell Drive and a 10 foot easement for public utility purposes along the rear and southerly lines of said lot. And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

Subject to: The 2007 County and/or City property taxes * have been prorated between the two parties.
* which

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **6805 Pennywell Dr Nashville Tn 37205**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 21 day of September, 2007.

Michael D. Betz by Susan Sgarlata, Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Sgarlata, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Michael D. Betz, and acknowledged that she executed the same as the free act and deed of the said Michael D. Betz, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Michael D. Betz, and appearing of record as Instrument no. 20070925-0114411, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 21 day of September, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds