This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #19017.2007

Davidson County DEEDWARR
Recvd: 10/02/07 14:55 4 pgs
Fees:23.00 Taxes:6475.00
20071002-0117534

NEW OWNER:
Kevin Churchwell
Gloria Churchwell
121 Balleroy Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Bank of America
P.O. Box 45140
Jacksonville, FL 32232

MAP & PARCEL:
158 11 0 057.00

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, W. Frank White and wife, Bettie C. White**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Kevin Churchwell and wife, Gloria Churchwell** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Balleroy Subdivision of record in Instrument Number 20000620-00061336, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20010418-0038197, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Frank White and wife, Bettie C. White by Deed from Harold R. Binkley, Jr. of record in Instrument Number 20050517-0055713, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 20007 taxes are a lien and are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to Declaration of Covenants for Balleroy Homeowners Association of record in Instrument Number 20000619-0061044 and 20000621-0061679, said Register's Office.

5. Subject to any and all notes and matters on the plan of record in Instrument Number 20000620-0061336 and corrected in Instrument Number 20010418-0038197, said Register's Office.
6. Subject to an easement for water mains of record in Book 2698, Page 147 and for sanitary sewers of record in Book 8275, Page 977, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

This is improved property is known as:

121 Balleroy Drive, Brentwood, Tennessee 37027

Witness our signatures this 28th day of September, 2007.

W. Frank White

Bettie C. White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, W. Frank White and wife, Bettie C. White, 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 this 28th day of September, 2007.

Notary Public

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

My Commission Expires: 7/31/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of September, 2007.

Notary Public

My Commission Expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

I, Kenneth Moore, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (Kenneth Moore) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

