This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 025-07-0
PARCEL: 024.00
GROUP:

New Owners Address & Send Tax Bills to Same Address:
Harold P. Balthrop, Jr. and wife, Kerri G. Balthrop
801 Nella Drive
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/12/07 13:35 3 pgs
Fees:18.00 Taxes:355.20
20071012-0121564

WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2007 between

Melvin Buford Gentry and wife, Naomi Marie Gentry

of Hamilton County, Tennessee, hereinafter referred to as **Grantor**, and

Harold P. Balthrop, Jr. and wife, Kerri G. Balthrop

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 59 on the Plan of Ranchwood Estates, Section III, as of record in Plat Book 3300, Page 59, Register's Office Davidson County, Tennessee, as follows: Beginning at a point in the West margin of Rosehill Court at the corner of Lots 58 and 59; thence with the line between said Lots, southwesterly 220.83 feet to the southwesterly margin of Rosehill Drive; thence with the margin of the same, northwesterly 190 feet to the beginning of curve; thence around said curve, southeasterly 39.27 feet to the westerly margin of Rosehill Court; thence with the margin of the same, southerly 150 feet to the point.

This being the same property conveyed to Melvin Buford Gentry and wife, Naomi Marie Gentry by Warranty Deed dated 10/18/1962 from James M. Fischer and Patterson Roney, a Partnership dba Fischer and Roney Construction Company of record in Book 3458, Page 580, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Melvin Buford Gentry by Terry Bruce Gentry, Attorney in Fact

Naomi Marie Gentry by Terry Bruce Gentry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10TH day of October 2007, before me personally appeared Terry Bruce Gentry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Melvin Buford Gentry and Naomi Marie Gentry and acknowledged that such person executed the same as the free act and deed of Melvin Buford Gentry and Naomi Marie Gentry.

Witness my hand and official seal at office this 10TH day of October, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $96,000.00.

Affiant

Sworn to and subscribed before me, this 10TH day of October, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis 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.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009