THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15230

Davidson County DEEDWARR
Recvd: 10/29/07 09:34 2 pgs
Fees:13.00 Taxes:307.10
20071029-0127126

Property Address:
4632 Woodview Circle, Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Republic Mortgage Insurance Company, a North Carolina Corporation**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Elaine W. Ballard, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 32B on the Plan of Zone Lot Division of Lot Number 32 of Lake Country, as shown by plat of record in Plat Book 6200, Page 27, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Federal National Mortgage Association by virtue of a trustees deed from Samuel S. High, Co-Trustee, dated October 18, 2006, and recorded October 30, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200610300134116.

AND FURTHER BEING THE SAME premises conveyed to Republic Mortgage Insurance Company by Special Warranty Deed from Federal National Mortgage Association, dated _____, recorded _____, in Instrument Number 20071029-0127125, in the Register's Office for Davidson County, Tennessee.

Map & Parcel # 064-04-0-110.00

THIS IS IMPROVED PROPERTY KNOWN AS: ***4632 Woodview Circle, Old Hickory, TN 37138***

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantee, his/her heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby convenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

IN WITNESS Grantor's hand this 18th day of September, 2007.

REPUBLIC MORTGAGE INSURANCE COMPANY CORPORATE SEAL NC

Republic Mortgage Insurance Company

Terry V. Parrish {Seal}

By: Terry V. Parrish

Its: Authorized Representative

STATE OF North Carolina
COUNTY OF Forsyth

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terry V Parrish of Republic Mortgage Insurance Company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Authorized Representative of Republic Mortgage Insurance Company, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 18 day of September, 2007.

My Commission Expires: 2-13-2012

ELLEN S BREWINGTON
Notary Public, North Carolina
Forsyth County
My Commission Expires

Ellen S Brewington
Notary Public

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $83,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th of September, 2007.

Shonda Worthington
Notary Public

My Commission expires: 7-24-2011

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name of Owner and Property Address:
Elaine W. Ballard
4632 Woodview Cir.
Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
~~Elaine W. Ballard~~ SunTrust Mtg.
201 Fourth Ave. No. 7th Floor
Nashville, TN 37219

Tax Parcel ID#: 064-04-0-110.00