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:
Zachary K. Hudson
401 Rosehill Court
Goodlettsville, TN 37072

Send Tax Bills To:
Magna Bank
P.O. Box 17257
Memphis, TN 38187

Davidson County DEEDWARR
Recvd: 12/05/07 15:41 2 pgs
Fees:13.00 Taxes:462.50
20071205-0141102

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2007 between

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

Of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Zachary K. Hudson and wife, Elizabeth Chamberlain Hudson

of Sumner 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 Harold P. Balthrop, Jr. and wife, Kerri G. Balthrop by Warranty Deed dated 10/10/2007 from Melvin Buford Gentry and wife, Naomi Marie Gentry of record in Instrument Number 20071012-0122564, 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, 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.

Harold P. Balthrop, Jr. — Kerri G. Balthrop

Harold P. Balthrop, Jr. **Kerri G. Balthrop**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold P. Balthrop, Jr. and wife, Kerri G. Balthrop the within named bargainors, 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 and official seal at office this 30th day of November, 2007.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 $125,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of November, 2007.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds