WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 14:11 2 pgs
Fees:13.00 Taxes:425.50

20080502-0045353

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $115,000.00

Affiant

Subscribed and Sworn to me, this 25th day of April, 2008.

Notary Public

My commission expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Jennifer Ball 2308 Donna Hill Court Nashville, TN 37214	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	MAP & PARCEL 07311010000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen L. Minton, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jennifer Ball, married**, hereinafter called the Grantee(s), 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. 46 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, pages 27 and 28, said Register's Office.

Said Lot No. 46 fronts for a total of 120.17 feet on the northerly side of Donna Hill Court and runs back 330.3 feet on the west lot line and runs back 329.2 feet on the east lot line to a line in the rear which measures 153.8 feet thereon.

Being the same property conveyed to Stephen L. Minton by deed dated 6/13/01 from Ricky L. Biggs and wife, Kandi G. Biggs of record in Instrument No. 20010614-0062915, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, Pages 27 and 28, said Register's Office.

Subject to restrictions of record in Book 3429, Page 249; Book 2492, page 307; and Book 2492, page 631, said Register's Office

This is (x) improved ( ) unimproved property known as 2308 Donna Hill Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of April, 2008.

Stephen L. Minton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen L. Minton** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY