THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR.
ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

Davidson County DEEDWARR
Recvd: 07/25/08 12:46 3 pgs
Fees:18.00 Taxes:444.00
20080725-0076399

ADDRESS NEW OWNER:
CAROL ANN BALL
2314 Tally Green Court
Nashville, TN 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 73 / Parcel 14
Group 15-0

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **STEPHEN MINTON,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CAROL ANN BALL**, unmarried, hereinafter called the Grantee, her heirs, successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3-A, Zone Lot Division, Lots 2, 3, 6 & 7, Tally Green, as of record in Plat Book 6250, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen Minton, an unmarried person, by Warranty Deed from Vaughn B. Gibson, a single person, dated July 14, 2000, of record in Instrument No. 200007190071393. The said Stephen Minton subsequently married Kelly Jo Minton, who joins in this conveyance for the express purpose of conveying all of her interest (marital or otherwise) in said real property.

The conveyance is subject to any and all existing easements and restrictions of record including, but not limited to, the following: Easement as shown of record in Deed Book 6369, Page 575; Book 4564, Page 711; TVA Easement in Book 1153, Page 459; Deed to Metro Gov. of Nashville in Book 4223, Page 479; Deed of Conveyance in Book 6643, Page 817 & 856, all as recorded in the Register's Office for Davidson County, Tennessee.

This is improved real property located and known as 2314 Tally Green Court, Nashville, Davidson County, Tennessee, 37214.

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, her heirs and assigns, forever; and I, the Grantor, do covenant to the said Grantee that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 24th day of JUNE, 2008.

STEPHEN MINTON

Kelly Jo Minton
KELLY JO MINTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named STEPHEN MINTON and KELLY JO MINTON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 2008.

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 03/20/10

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of June, 2008.

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 03/20/10