WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Mary Ellen Draper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julianne E. Marshall	Avelo Mortgage, LLC	Parcel ID:
315 Blue Hill Drive	1091 521 Corporate Center Dr.	09507009500
Nashville, TN 37214	Ft. Mills, SC 29707	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Ellen Draper, Devisee of the Estate of John W. Balls

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Julianne E. Marshall
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 52, and the northerly one-half of Lot No. 53, on the Plan of Merry Oaks, of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 52 and said part of Lot No. 53 join and front together 120 feet on the easterly side of Blue Hills Road and run back between lies 196.8 feet on the north line of Lot No. 52, and 200 feet on the south line of said part of Lot No. 53, to a dead line in the rear, measuring 120.15 feet thereon.

Being the same property conveyed to John W. Balls and wife, Uldean M. Balls by deed from Joe P. Hamilton and wife, Florence S. Hamilton of record in Book 2275, Page 287, Register's Office for said County. The said Uldean M. Balls having predeceased John W. Balls. The said John W. Balls died and devised the property by Will to Mary Ellen Draper. See Will of record in File No. 95375 in Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 67 and 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 315 Blue Hill Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 21st day of July, 2008.

Mary Ellen Draper
Mary Ellen Draper, Devisee of the Estate of
John W. Balls

Davidson County DEEDWARR
Recvd: 08/19/08 09:20 2 pgs
Fees:13.00 Taxes:610.50

20080819-0085012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ellen Draper, Devisee of the Estate of John W. Balls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Devisee of the Estate of John W. Balls and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.