This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080347

Davidson County DEEDWARR
Recvd: 09/09/08 10:19 2 pgs
Fees:13.00 Taxes:474.71
20080909-0092100

Send Tax Bills To:
Peoples Home Equity, Inc.
4300 Sidco Dr. #200
Nashville, TN 37204

New Owner is:

Josh Balsley
Jeff Balsley and Vicki Balsley
2015 Nashboro Blvd.
Nashville, TN 37217

MAP: 135-12-0A & 135-12-0A

PARCEL: 008.00 & 079.00 (GARAGE)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Warmouth and wife, Mary Ann Warmouth**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Josh Balsley, unmarried and Jeff Balsley and wife, Vickie Balsley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium in Davidson County, State of Tennessee, described as follows: Unit No. 2015 and Garage Unit 2015G, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, page 121, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Robert Warmouth and wife, Mary Ann Warmouth, by Warranty Deed from Deborah A. Viola Greer and husband, Rick Greer, dated 11-18-98 and recorded 11-19-98 in Book 11212, page 150, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2015 Nashboro Blvd., Nashville, TN 37217**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of September, 2008.

GRANTOR(S):

ROBERT WARMOUTH

MARY ANN WARMOUTH

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT WARMOUTH AND WIFE MARY ANN WARMOUTH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 5th day of September 2008.

NOTARY PUBLIC

My Commission Expires: 9.26.09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$128,300.00**.

Bernice Burns

AFFIANT

SWORN TO and subscribed before me this the 5th day of September, 2008.

NOTARY PUBLIC

My commission expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009