This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080405

Return to:
Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

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

New Owner is:
Timothy Ballington
3637 Lake Towne Drive
Antioch, TN 37013

MAP: 150-10-0
PARCEL: 207.00

Davidson County DEEDWARR
Recvd: 09/26/08 10:35 2 pgs
Fees:13.00 Taxes:495.80
20080926-0097917

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, **Laura L Volkerding and Vivienne Theresa Irizzary,*** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy Ballington, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Jamestown Estates, Section 3, of record in Plat Book 6900, page 866, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura L. Volkerding and Vivienne Theresa Irizarry by Quitclaim Deed from Laura L. Volkerding, dated 9-5-97 and recorded 9-17-97 in Book 10611, page 828; and previously conveyed to Laura L. Volkerding, unmarried, by Warranty Deed from Mary Kay Joslin Wigginton joined by her husband, Gregg Wigginton, dated 6-23-95 and recorded 6-27-95 in Book 9713, page 426, 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.

* Both Unmarried

Improved property known as: **3637 Lake Towne Drive, Antioch, TN 37013**

LLV VTI

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 24th day of Spetember, 2008.

GRANTOR(S):

LAURA L. VOLKERDING

VIVIENNE THERESA IRIZARRY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **LAURA L VOLKERDING AND VIVIENNE THERESA IRIZZARY**, 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 24th 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 **$134,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 24th day of Septemeber, 2008.

NOTARY PUBLIC

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

My commission expires: 9-26-09