THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2562

BILL GARRETT, Davidson County
Trans:T20100019110 DEEDWARR
Recvd: 04/01/10 13:10 2 pgs
Fees:13.00 Taxes:832.50
20100401-0024551

Property Address: 810 Stockell Street, Nashville, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **W. Alan Ball,** married **and Jonathan A. Ball,** unmarried, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer J. Blair,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 101 on the plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, Page 25, Register' s Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to W. Alan Ball and Jonathan A. Ball, by Warranty Deed dated 3/27/2009 of record in Instrument #20090330-0028549, Register's Office for said County.

This is improved property also known as 810 Stockell Street, Nashville, TN 37207 This is not the primary residence of the said W. Alan Ball or his spouse.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 225,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 28th day of March, 2010.

X _____ {Seal}
W. Alan Ball

X _____ {Seal}
Jonathan A. Ball

STATE OF TENNESSEE
CITY OF NASHVILLE,
COUNTY OF DAVIDSON

On this the 28 day of March, 2010, before me the undersigned officer, personally appeared W. Alan Ball & Jonathan Ball known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is
$ 225,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF March 2010.

_____
Notary Public

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-23-2011

(AFFIX SEAL)

SEND TAX STATEMENTS TO: New Owner
Map/ Parcel: 82-7-58
Jennifer Bloch
810 Stockell Street
Nashville, TN
37207