SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**
X Helena F Ballard
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2010.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance A. Fischel & Helena F. Ballard 308 Hallford Court Hermitage, TN 37076	Primary Residential Mtg 4750 W Wiley Post Way Suite 200 Salt Lake City, UT 84116	Map 98-5-A Parcel 156CO

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,

Thanigaivelan Muthu and Latha Ramasamy, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lance A. Fischel, unmarried and Helena F. Ballard, unmarried, as tenants in common with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Revision One, Section Five, Hampton Hall of record in Instrument No. 20000728-0074425, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thanigaivelan Muthu and Latha Ramasamy, husband and wife by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated April 26, 2001 of record in Instrument Number 20010509-0047944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20000728-0074425, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hampton Hall, Revision One, Section Five, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10278, Page 257, Amended Book 10301, Page 184, Amended Book 10444, Page 460, Amended Book 10640, Page 947, Amended Book 10956, Page 520, Amended Book 11372, Page 852, Amended Book 11573, Page 512, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Stormwater Detention Agreement in Book 10584, Page 114, said Register's Office.
4) 2011 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **308 Hallford Court, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 28th day of October, 2010.

Thanigaivelan Muthu
Thanigaivelan Muthu

Latha Ramasamy
Latha Ramasamy

BILL GARRETT, Davidson County
Trans:T20100068892 DEEDWARR
Recvd: 11/01/10 08:35 2 pgs
Fees:13.00 Taxes:647.50
20101101-0086983

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thanigaivelan Muthu and Latha Ramasamy, husband and wife, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of October, 2010.

Donna C. Piont
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076