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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc W. Ball & wife, Janet G. Ball (NAME)	SAME (NAME)	Map 146-5
955 Overton Lea Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas A. Swicegood and wife, Ilene D. Swicegood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc W. Ball and wife, Janet G. Ball

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. 11 on the Plan of Lealand Manor, 5th Addition, Block "A" Revised, a part of the Overton Lea Estate, not of record, described according to a survey made by M. F. Himes, Surveyor, as follows:

Beginning on the southwesterly margin of Overton Lea Road, 786.01 feet southeast of the northeast corner of the property conveyed to Allen M. Steele and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, as of record in Book 2084, page 462, being the corner of Lot Nos. 10 and 11; thence with the line between the said two lots, south 41 degrees 40 minutes west 786.3 feet; thence south 52 degrees 00 minutes east 130.5 feet; thence south 60 degrees 33 minutes east 201.7 feet; thence south 67 degrees 51 minutes east 343.9 feet; thence with the line between said two lots, north 13 degrees 14 minutes east 717.6 feet to the southerly margin of Overton Lea Road; thence with same, northwestwardly 321.14 feet to the beginning, containing 8.303 acres, more or less.

Being the same property conveyed to Thomas A. Swicegood, et ux, by deed from Rudy E. Ruark, Jr., unmarried, of record in Book 5795, page 508, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 1081, page 643, and contained in the deed of record in Book 2097, page 201, said Register's Office.

2. Sanitary sewers and/or storm drainage easement and a 10' temporary construction easement conveyed by deed from Thomas A. Swicegood and wife, Ilene D. Swicegood, to Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 12, 1984, of record in Book 6396, page 302, said Register's Office.

unimproved ( )
This is improved (X) property, known as 955 Overton Lea Road, Nashville, Tennessee
(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 successors, assigns 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 hands this 27th day of November, 19 85

Thomas A. Swicegood

Ilene D. Swicegood

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Swicegood and wife, Ilene D. Swicegood, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of Nov. 85.

Commission Expires: 5/13/89

Carol R. Lewis
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Thomas A. Swicegood and wife,
Ilene D. Swicegood

TO
Marc W. Ball and wife, Janet
G. Ball

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 2 9 44 AM '85

5 9 6 1 5

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $406,000.00

Marc W. Ball

Subscribed and sworn to before me this 27 day of Nov., 1985

My Commission Expires: 5-13-89

Carolyn L. Jackson
Notary Public

CAROLYN L. JACKSON NOTARY PUBLIC LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			406000.00- CAMT.	
			1055.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1062.10-	
			1370A12/02/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5691 5

IDENTIFICATION REFERENCE

DEC 2 9 42 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196464