BOOK 8971 PAGE 818 Bk 120-A

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
STEPHEN R. BALL AND WIFE, KATHLEEN R. BALL TRACT IV, TEN ACRES BURKITT RD. NASHVILLE, TENNESSEE	S,A,M,E 215 PEOPLES DR SMYRNA, TN 37167	MAP PARCEL Part of 187-11 SD 20101

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **TEN AND NO/100 ($10.00) DOLLARS**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY ANN SMITH AND REGINALD E. YOUNG, CO-TRUSTEES OF THE MARY ANN SMITH UNITRUST** _____, HAVE BARGAINED AND SOLD, AND BY THESE PRESENT DO TRANSFER AND CONVEY UNTO THE SAID **STEPHEN R. BALL AND WIFE, KATHLEEN R. BALL** _____, THE GRANTEE(S) HEREIN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING TRACT NO. IV ON THE SURVEY OF DALE AND ASSOCIATES JOB NO 90-078 DATED MARCH 17, 1993 OF THE MARY ANN SMITH PROPERTY IN THE SECOND CIVIL DISTRICT OF METRO NASHVILLE DAVIDSON COUNTY, TENNESSEE THEREAFTER FIRST COUNCILMANIC DISTRICT DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHERLY MARGIN OF BURKITT ROAD, SAID POINT BEING A COMMON CORNER BETWEEN THE PROPERTY CONVEYED TO MARY ANN SMITH OF RECORD IN DEED BOOK 4221, PAGE 694 AND THE PROPERTY CONVEYED TO ELIZABETH COOK PENDERGRASS OF RECORD IN BOOK 3705, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, FOLLOWING SAID COMMON PROPERTY LINE, SOUTH 00 DEGREE 52' 32" WEST FOR A DISTANCE OF 435.11 FEET TO AN IRON ROD;

THENCE, SOUTH 14 DEGREE 1' 38" EAST, A DISTANCE OF 514.86 FEET TO AN IRON ROD;

THENCE, SOUTH 04 DEGREE, 45' 47" WEST, A DISTANCE OF 463.46 FEET TO AN IRON ROD IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO ROBERT TUGGLE OF RECORD IN DEED BOOK 6441, PAGE 534, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE TUGGLE'S LINE NORTH 83 DEGREE 08' 02" WEST, A DISTANCE OF 100.64 FEET TO A POINT IN THE CENTER OF INDIAN CREEK;

THENCE WITH SAID CREEK, NORTH 51 DEGREE 01' 41" WEST, A DISTANCE OF 223.15 FEET TO A POINT;

THENCE, NORTH 47 DEGREE 33' 20" WEST A DISTANCE OF 199.03 FEET TO A POINT;

THENCE LEAVING SAID CREEK NORTH 06 DEGREE 07' 18" EAST A DISTANCE OF 1139.72 FEET TO AN IRON ROD IN THE SOUTHERN MARGIN OF BURKITT ROAD.

THENCE ALONG SAID ROAD, SOUTH 83 DEGREE 52 ' 42" EAST, A DISTANCE OF 220.33 FEET TO THE PINT OF BEGINNING AND CONTAINING 10.04 ACRES OF LAND MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARY ANN SMITH AND REGINALD E. YOUNG, TRUSTEES OF THE MARY ANN SMITH TRUST, BY DEED FROM MARY ANN SMITH, UNMARRIED OF RECORD IN BOOK 8824, PAGE 90, AND BY DEED OF CORRECTION OF RECORD IN BOOK 8914, PAGE ~~419~~ 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE FOLLOWING RESTRICTIONS WILL RUN WITH THE LAND AND BE AN ENCUMBRANCE AGAINST THE PROPERTY UNTIL MAY 1, 2018:

(1). NO TRAILERS, MOBILE HOMES OR MODULAR HOMES.
(2). NO SWINE OR COMMERCIAL POULTRY MAY BE KEPT ON THE PROPERTY.
(3). NO STORAGE OF JUNK CARS, STORAGE OF BUILDING MATERIALS OR ANY OTHER OFFENSIVE OR UNSIGHTLY STORAGE MAY BE PLACED ON SAID LOTS.
(4). NO TRAILERS, BASEMENT HOUSES, BARNS OR GARAGES MAY BE USED AS TEMPORARY OR PERMANENT LIVING QUARTERS.
(5). BARNS AND ALL OUTBUILDINGS SHALL BE CONSTRUCTED BEHIND HOUSE LOCATION.
(6) NO RESIDENCE SHALL BE CONSTRUCTED WITH LESS THAN 1,600 SQ. FT. OF LIVING AREA, EXCLUDING GARAGES AND PORCHES.

THIS IS UNIMPROVED PROPERTY KNOWN AS: TRACT IV, (TEN ACRES) BURKITT RD., NASHVILLE, TENNESSEE.

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 THE LAWFUL CLAIMS OF ALL PERSONS, WHOMSOEVER.

WHENEVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDER.

WITNESS OUR HANDS THIS 2 DAY OF June, 1993.

Reginald E. Young
Reginald E. Young- Trustee

X Mary Ann Smith

STATE OF MISSOURI
COUNTY OF Mississippi

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED REGINALD E. YOUNG CO-TRUSTEE OF THE MARY ANN SMITH UNITRUST _____, THE BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Charleston, MISSOURI ON THIS 2nd DAY OF June, 1993.

Karen Pullen
NOTARY PUBLIC
Karen Pullen- Commissioned in Scott County, Missouri

MY COMMISSION EXPIRES: 9/27/96

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARY ANN SMITH CO-TRUSTEE OF THE MARY ANN SMITH UNITRUST _____, THE BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, TN ON THIS 3 DAY OF June, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF June, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

2.6.9.1.6.

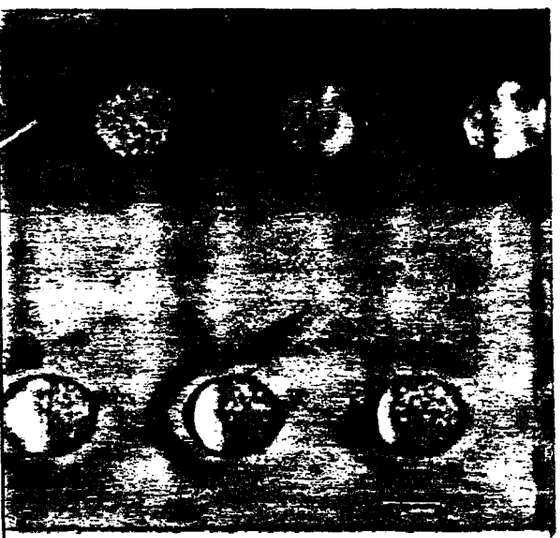
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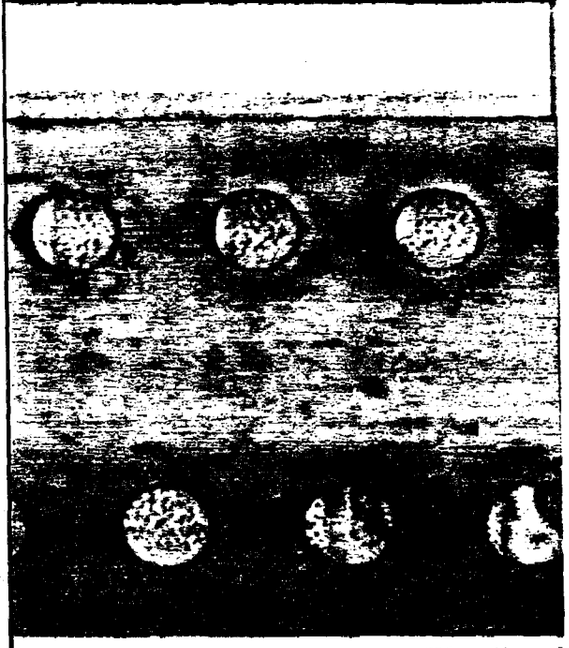
JUN 4 3 37 PM '93

ELIX Z. WISEMAN II REGISTER DAVIDSON COUNTY, TN

3789 06/04 0101 03 123.50

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON, 3221 NOLENSVILLE RD. STE. #1, NASHVILLE, TN 37211
(615) 833-5858





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

RECEIVED OF _____

FOR BOOK 8971 PAGE 820

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
		06/04/93	01	13:38 0001 3789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2691.6

IDENTIFI REFERENCE

JUN 4 1 37 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659125