STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 11/7/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Ball	NationsBank of Tennessee, N.A.	187-00-0-083.00
(NAME)	(NAME)	
608 Rice Hill Road	One NationsBank Plaza	
(ADDRESS)	(ADDRESS)	
Nolensville, Tennessee 37135	Nashville, TN 37239	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William Roscoe Tanner, Jr. and wife, Kellye R. Tanner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Ball and wife, Mary Christine 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:

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William R. Tanner, Jr. and Kellye R. Tanner by deed of record in Book 6451, page 625, R.O.D.C., known as Tract No. I on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, page 493, R.O.D.C., said point being the southeasterly corner of this tract; thence with the northerly line of Tract 8, N 84 deg. 23' 12" W, 358.35 feet to an iron rod; thence, severing the lands of the William R. Tanner, Jr. and Kellye R. Tanner property of record in Book 6451, page 625, R.O.D.C., N 7 deg. 57' 36" W, 432.04 feet to an iron rod; thence, with the southerly line of Edward W. Hill S 82 deg. 46' 17" E, 650.225 feet to an iron pin; thence, with the westerly line of Tract 10, S 6 deg. 00' 31" W, 111.405 feet to an iron pin; thence, with the westerly line of William Tanner S 38 deg. 44' 52" W, 346.60 feet to an iron pin and the point of beginning.

Together with the following non-exclusive permanent easements:

A 25 ft. access-egress easement along the western 224.88 feet of the south property line, of record in Book 7442, page 725, R.O.D.C., TN;

A 50 ft. wide easement of record in Book 6444, page 172, R.O.D.C., TN, described by a survey by Robert Frances, Surveyor, dated November 20, 1984, as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 608 Rice Hill Road, Nolensville, Tennessee 37135
(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 29th day of July 19 94

William Roscoe Tanner, Jr.

Kellye R. Tanner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Roscoe Tanner, Jr. and wife, Kellye R. Tanner

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 19 94.

Commission expires: 11/7/95

Notary Public

STATE OF TENNESSEE
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Being a 50 ft. wide right-of-way for private road, located in the 5th Civil District of Davidson County, Tennessee, the center line of said 50 ft. wide private road being described as follows: Beginning at a pin, said pin being located from the center line of Kidd Road (Williamson County) and the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.) S 83 deg. 10' E 25.00 ft. to a pin in the center line of a 50 ft. wide private road; thence with the center line of private road (Book 6436, page 461, R.O.D.C and Book 504, page 499, R.O.W.C.) N 1 deg. 36' E, 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft. and N 5 deg. 10' E 903.86 ft. to a point; thence N 87 deg. 42' 38" W 25.0 ft. to a point on the westerly margin said private road; thence with variations, describing said private road as follows: N 5 deg. 10' E 50.0 ft. to a point N 87 deg. 42' 38" W 646.56 ft. to a point; S 5 deg. 06' 49" W 734.81 ft. to a point; around a curve to the left on a radius of 50.0 ft. for a distance of 235.62 ft. to a point; N 5 deg. 06' 49" E 679.68 ft. to a point; N 55 deg. 47' E 96.7 ft. to a point and S 87 deg. 42' 38" E 521.56 ft. to the beginning.

A 50 ft. easement described in Book 6436, page 461, R.O.D.C., TN and in Book 504, page 499, R.O.W.C., TN, as follows:

Beginning at a pin in the center line of Kidd Road, being S 83 deg. 10' E 25.0 ft. from the original SE corner of Oscar D. Guthrie farm (Deed Book 1113, page 505, R.O.D.C. and Deed Book 95, page 291, R.O.W.C.) and the SE corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.); thence the following calls and distances to pins or hubs in the center line of private road as follows: N 1 deg. 36' E 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft.; N 5 deg. 10' E 933.96 ft.; N 21 deg. 15' 45" E 204.4 ft.; N 20 deg. 35' E 219.13 ft; N 6 deg. 07' 30" E 129.73 ft.; and N 13 deg. 35' 49" E 248.83 ft. to the center of cul-de-sac with radius of 50 ft.

INCLUDED in the above description but specifically EXCLUDED therefrom is a permanent easement for ingress-egress and described as follows: a strip of land twenty-five (25) feet wide in the Fifth Civil District of Davidson County, Tennessee, being part of Tract I of the subdivision of the William R. Tanner, Jr. property, said land being dedicated as a permanent ingress-egress easement and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William R. Tanner, Sr. by deed of record in Book 7442, page 725, R.O.D.C., said point being located N 84 deg. 23' 12" W, 223.95 feet from the centerline intersection of an existing fifty (50) feet wide right-of-way as recorded in Deed Book 6419, page 493, R.O.D.C., and being the southwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement; thence with the bounds of the aforementioned easement the following calls: N 84 deg. 23' 12" W, 358.35 feet to an iron rod at the southeast corner of Tract II, of the subdivision of the William R. Tanner, Jr. property, N 7 deg. 57' 36" W, 25.72 feet to a point in the easterly line of Tract II, S 84 deg. 23' 12" E, 380.705 feet to a point at the northwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement in the westerly line of said William R. Tanner, Sr. property; thence S 38 deg. 44' 52" W, 29.855 feet to an iron pin and the point of beginning.

Being a part of the same property conveyed to William Roscoe Tanner, Jr. and wife, Kellye R. Tanner by deed from Ronald S. Nunn, Trustee, of record in Book 6451, page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year, not yet due and payable, all applicable governmental and zoning regulations and all easements, regulations and restrictions of record being more particularly described in Exhibit "A" attached hereto and made a part hereof as though copied herein verbatim.

EXHIBIT "A"

1. This conveyance is made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN and Book 504, page 496, R.O.W.C., TN.

2. This conveyance is made subject to two (2) separate Land Owners Associations and private roadway easements created for the purpose of constructing and maintaining private roadways of record in Book 6436, page 461 R.O.D.C., TN, Book 504, page 499, R.O.W.C., TN and inBook 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance, the Grantees agree to abide and comply with the terms, conditions, and requirements of said two (2) separate Land Owners Associations.

3. This conveyance is made subject to two easements of the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Book 6769, page 196 and Book 7049, page 345, R.O.D.C., TN.

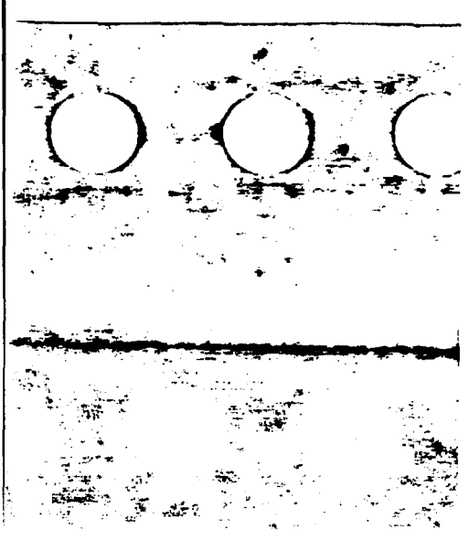
4. Rights of riparian or littoral owners in and to that portion of the pond located on subject premises.

77406
IDENTIFICATION REFERENCE

94 AUG -2 PM 2:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3723 08/02 0101 03CHECK 868.00





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

RECEIVED OF _____

FOR _____

BOOK 9425 PAGE 864

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 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 16.00
TOTAL 868.00
CHECK 868.00

08/02/94 01 14:03 0001 3723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77406
IDENTIF. ↑ REFERENCE

94 AUG -2 PM 2:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820247