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# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Marc W. Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marc W. Ball (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 145-3 |
| 1391 Tyne Blvd. (ADDRESS) | 2059 Northlake Parkway (ADDRESS) | PARCEL 76 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Tucker, GA 30084 (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, Doyle G. Graham and wife, Aglaia O'Quinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc W. Ball, a married man

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 the 7th, formerly 11th, District of Davidson County, Tennessee, being Lot No. 2, described according to the amended subdivision of the C.C. Baker Property, of record in Plat Book 4300, page 124, Register's Office for Davidson County, Tennesee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 degrees 6 minutes West 254.37 feet to a point; thence South 90 degrees East 25 feet to a point on the east side of Tyne Boulevard; thence South 33 degrees 54 minutes East 77.45 feet to a point, thence South 67 degrees 54 minutes East 260 feet to a point; thence North 0 degrees 14 minutes East 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 subdivision, being the former Dr. Anderson's line; thence with said line North 86 degrees 18 minutes West 176.25 feet more or less to a point; thence South 18 degrees 6 minutes West 6.87 feet to a point; thence North 71 degrees 54 minutes West 15 feet to a point on the east side of Tyne Boulevard; thence North 90 degrees West 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1391 Tyne Blvd., Nashville, TN 37215
(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 9th day of December 19 96

Doyle G. Graham

Aglaia O'Quinn

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 Doyle G. Graham and wife, Aglaia O'Quinn

the bargainor S 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 Franklin, Tennessee, this 9th day of December 19 96.

Commission expires 11-30-97

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

0255195
IDENTIF. A REFERENCE

96 DEC 12 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10288 PG 576

LEGAL DESCRIPTION CONTINUATION

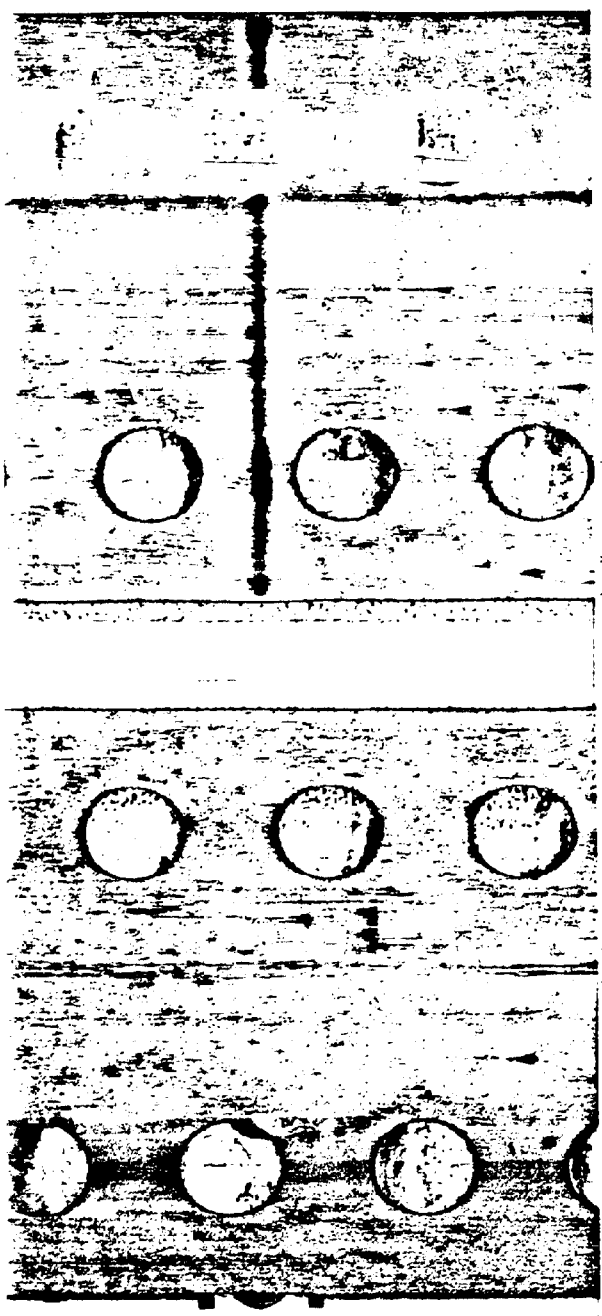
Being the same property conveyed to Doyle G. Graham and wife, Aglaia O'Quinn by deed from Sally H. Baker, a single woman, by instrument of record in Book 9828, page 266, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 4300, page 124, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for right-of-way of Tyne Boulevard lying within boundaries of premises.

4918 12/12 0101 03CHECK 1456.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10288 PG 577

| | | |
|---|---|---|
| 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 | |
| | | | | 390000.00 |
| | | | CON TX | 1443.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 1456.00 |
| | | | CHECK | 1456.00 |
| 12/12/96 | 01 | 13:05 | 0001 | 4918 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0255195

IDENTIF. & REFERENCE

96 DEC 12 PM 1:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1097542