File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10324 PG 188

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#14315

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KENNETH B. LEVITAN	NEW OWNER	MAP 146-05
(NAME)	(NAME)	
955 Overton Lea Road		PARCEL 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220		FIELD BOOK OH11522
(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, MARC W. BALL AND WIFE, JANET G. BALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH B. LEVITAN AND WIFE, GLORIA ANN DUMAS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 deg. 40 min. west 786.3 feet; thence south 52 deg. 00 min. east 130.5 feet; thence south 60 deg. 33 min. east 201.7 feet; thence south 67 deg. 51 min. east 343.9 feet; thence with the line between said two lots, north 13 deg. 14 min. east 717.6 feet to the southerly margin of Overton Lea Road; thence with the same, northwestwardly 321.14 feet to the beginning, containing 8.303 acres, more or less.

Being the same property conveyed to Marc W. Ball and wife, Janet G. Ball by deed from Thomas A. Swicegood and wife, Ilene D. Swicegood of record in Book 6721, page 342, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 2097, page 201; and (3) Easements of record in Book 6396, page 302, said Register's Office.

IDENTIFICATION REFERENCE

97 JAN 21 AM 10:32

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

026544.2

unimproved ( )
This is improved (XX)roperty, known as 955 Overton Lea Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of January 19 97

MARC W. BALL

Janet G. Ball
JANET G. BALL

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10324 PG 189

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARC W. BALL AND WIFE, JANET G. BALL

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of January, 19 97.

My commission expires March 21, 1998 Notary Public Vicki A. Packard

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

6184 01/21 0101 03CHECK 3431.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00

Gloria A. Dumas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

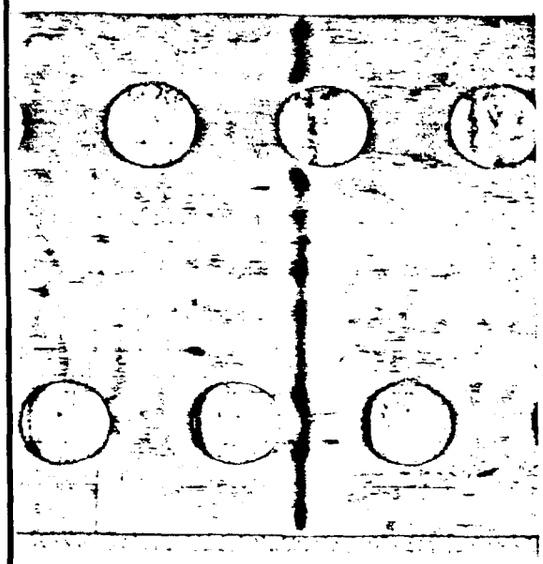
Notary Public

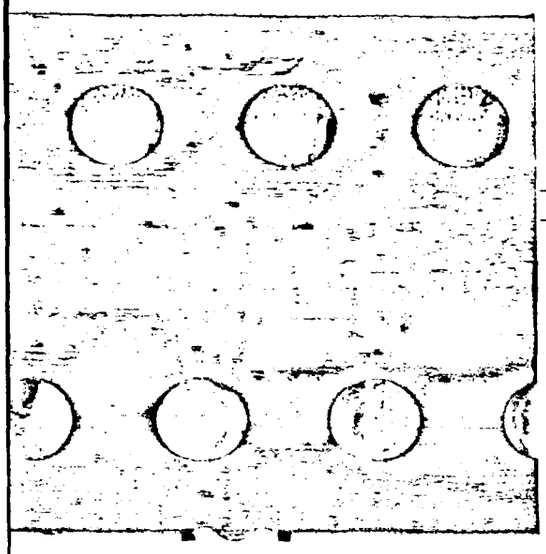
WARRANTY DEED

FROM: MARC W. BALL AND WIFE, JANET G. BALL

TO: KENNETH B. LEVITAN AND WIFE, GLORIA ANN DUMAS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10324 PG 190

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 925000.00
CON TX 3422.50
PRFEE 1.00
WDEED 8.00
TOTAL 3431.50
CHECK 3431.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/97 01 10:35 0001 6184

026542
IDENTIFICATION REFERENCE

97 JAN 21 AM 10:32

REGISTER OF DAVIDSON COUNTY, TN.

No. 1108676