File Box 2-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 10569 PG 264

#14876

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM J BALLARD (NAME)	NEW OWNER (NAME)	104-13
2 Peach Blossom Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	252
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W-3255

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, STEVE FRIDRICH CONSTRUCTION COMPANY, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY S. PERRONE, TRUSTEE WITH FULL POWER TO CONVEY, LEASE, MORTGAGE, ENCUMBER, ASSIGN, OR OTHERWISE TRANSFER WITHOUTH THE JOINDER OF ANY BENEFICIARY

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. 2 on the Plan of Second Revision Peach Blossom Square, as of record in Plat Book 4300, page 18 amended in Book 6095, page 762, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steve Fridrich Construction Company, Inc., a Tennessee corporation by deed from F. Karl VanDevender, unmarried of record in Book 10274, page 886, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4281, page 942; and (3) All matters appearing on the plan of record in Plat Book 4300, page 18 amended in Book 6095, page 762, Register's Office for Davidson County, Tennessee.

0337617 IDENTIF. ↑ REFERENCE

97 AUG 14 PM 2:26
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6926 08/14 0101 03CHECK 2451.00

This is improved ( ) unimproved (XX) property, known as 2 Peach Blossom Square, Nashville, Tennessee 37205

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 12th day of August, 19 97.

STEVE FRIDRICH CONSTRUCTION COMPANY, INC.
By: Steve G. Fridrich, President
STEVE G. FRIDRICH, PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10569 PG 265

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.

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

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

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

STEVE G. FRIDRICH

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of STEVE FRIDRICH CONSTRUCTION COMPANY 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 12th day of August, 19 97.

My commission expires 3-27-99 Notary Public _____

GREGORY S. FERGUSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 660,000.00

Martha S. Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 97.

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

Notary Public

GREGORY S. FERGUSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

WARRANTY DEED

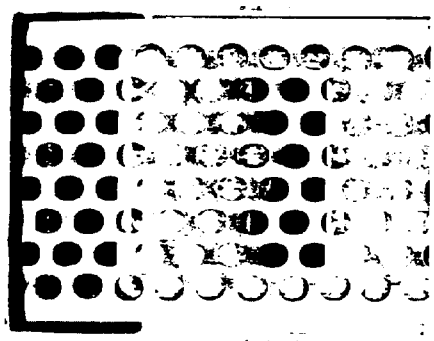
FROM

STEVE FRIDRICH CONSTRUCTION COMPANY, INC.

TO

WILLIAM J BALLARD AND WIFE, MARTHA S. BALLARD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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 _____

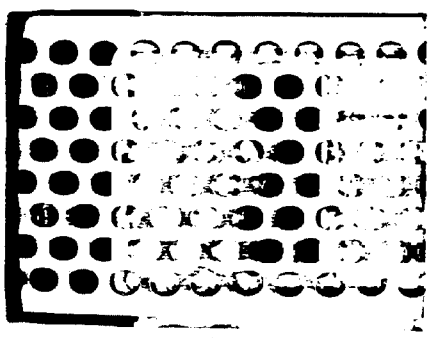
BOOK 10569 PG 256

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
660000.00
CO TX 2442.00
PRFEE 1.00
WFEE 8.00
TOTAL 2451.00
CHECK 2451.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6926



97 AUG 14 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0337617
IDENTIF. ↑ REFERENCE

No. 1186492