BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $330,000.00. Kent Ballow **Affiant** Subscribed and sworn to before me, this 31st day of July, 1998. Ruth K. Pitts Notary Public My Commission Expires: 5/26/2002

Address New Owner As Follows: Robert Brent Ballow and wife, Kent Ewing Ballow 7857 River Road Nashville, TN 37027	Send Tax Bills To: NationsBanc Mortgage Corp. P. O. Box 1675 Corapolis, PA 1151108	Map-Parcel Number: 078-00-0-064.00 9D 23140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD SIMPSON AND WIFE, DOROTHEE SIMPSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT BRENT BALLOW AND WIFE, KENT EWING BALLOW,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being a 5.61 acre tract according to a survey by L. C. Petty, Tennessee Registered Surveyor Number 55, dated July 7, 1971, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 671 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 42 deg. 20 min. West 208 feet in the easterly margin of River Road to a steel post; thence North 52 deg. 34 min. east 331 feet to a steel post; thence South 82 deg. 14 min. East 1051 feet to a steel post; thence South 82 deg. 14 min. East 40 feet, more or less, to the Cumberland River; thence South 6 deg. 35 min. East 179 feet with the meanders of the Cumberland River to a point; thence North 82 deg. 3 min. West 48 feet, more or less, to a steel post; thence North 82 deg. 3 min. West 975 feet to a steel post; thence South 51 deg. 14 min. West 272 feet to the point of beginning.

Being the same property conveyed to Edward Simpson and wife, Dorothee Simpson by deed from Guy W. Bigham, Jr., and wife, Betty J. Bigham, of record in Book 10134, page 258, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Rights of upper and lower riparian owners in and to the waters of the Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

3. Easement for flowage of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.

This is improved property known as 7857 River Road, Nashville, TN 37027.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of July, 1998.

Edward Simpson

Edward Simpson

Dorothee Simpson

Dorothee Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD SIMPSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 1998.

Kath H. Pyle

Notary Public

My Commission Expires: 5/26/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHEE SIMPSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 1998.

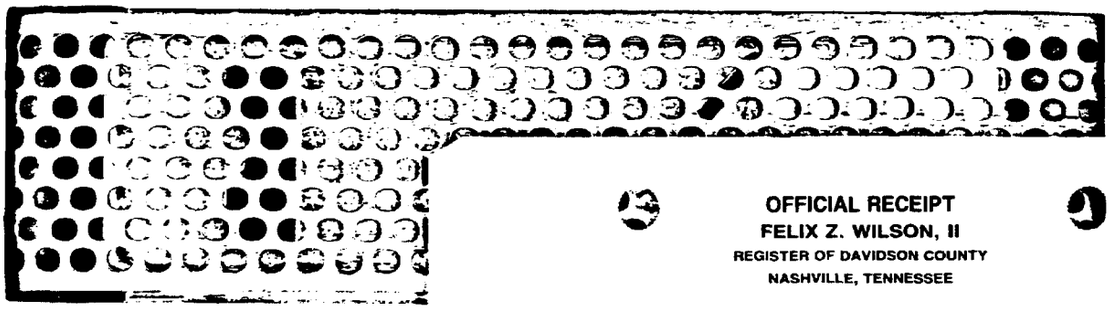
Notary Public

My Commission Expires: 5/26/2002

0468946
IDENTIF. ← REFERENCE

98 JUL 30 PM 3:50
FELIX Z. KNIGHT, REGISTER
DAVIDSON COUNTY, TN.

0516 07/30 0101 03CHECK 1236.00



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

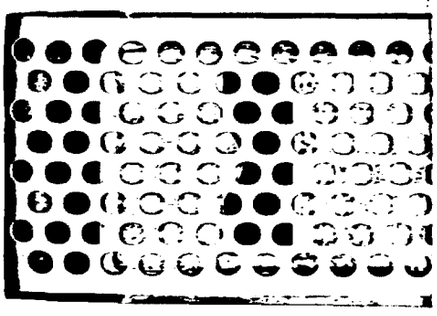
RECEIVED OF _____

FOR _____

BOOK 11043 PAGE 426

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 330000.00
				CON TX 1221.00
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 1236.00
				CHECK 1236.00
			07/30/98 01	15:51 0001 0516



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468946
IDENTIF. ↑ REFERENCE

98 JUL 30 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326135