ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation, Trustee for Jeanne Ball Land Trust 108 Stirton Road Nashville, TN 37210	NEW OWNER	Map 83-4 Parcel 290

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
98-10-9064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Jeanne Melton Ball (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Jeanne Ball Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 5, Revision to Young's Valley, Section Two, of record in Book 6200, page 773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeanne Melton by Warranty Deed from Karen D. Webb and husband, Jeff W. Webb and Ronald W. Cotten of record in Book 9514, page 609, Register's Office for Davidson County, Tennessee. Jeanne Melton and Jeanne Melton Ball are one and the same person. Gregg N. Ball joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to a Deed of Trust executed by Jeanne Melton to Cavalry Banking of record in Book 9514, page 613, said Register's Office for Davidson County, Tennessee. Grantee herein agrees to assume and pay.

This is improved property commonly known as 2114 Rosecliff Drive, Nashville, TN 37206.

The property herein conveyed is subject to the following: (a)Plat of record in Plat Book 6200, page 773, Register's Office for Davidson County, Tennessee; (b) Restrictive covenants contained of record in Book 7604, page 245, Register's Office for Davidson County, Tennessee; (c) Sewer Easement contained of record in Book 3464, page 590, Register's Office for Davidson County, Tennessee; (d) Electrical Service Easement contained of

record in Book 4713, page 915, Register's Office for Davidson County, Tennessee; (e) Deed of Conveyance contained of record in Book 7893, page 389, Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for this transfer is $74,500.00.

Affiant

[Subscribed and sworn to before me this 2nd day of November, 1998

Notary Public

My Commission Expires 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of November, 1998.

Jeanne Melton Ball

Gregg N. Ball

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne Melton Ball and Gregg N. Ball, the bargainors 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 Nashville, Tennessee, this 2nd day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

98 NOV -3 PM 1:14 DAVIDSON COUNTY, TN

0507802

IDENTIF. & REFERENCE

1895 11/03 0101 03CHECK 286.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11185 PAGE 778

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 74500.00
				CON TX 275.65
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 286.65
				CHECK 286.65
11/03/98	01	13:54	0001	1895

98 NOV -3 PM 1:54

REGISTER
DAVIDSON CO., TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507802
IDENTIF. # REFERENCE

No. 1367041