Bex 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

BOOK 11715 PAGE 621

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RODNEY C. GILBERT QUALIFIED	SAME	MAP 104-13
(NAME)	(NAME)	
2 PEACH BLOSSOM SQUARE		PARCEL 252.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37205		
(CITY) (STATE) (ZIP)	(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, WILLIAM B. BALLARD (ALSO KNOWN AS WILLIAM J BALLARD) AND WIFE, MARTHA S. BALLARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY C. GILBERT QUALIFIED PERSONAL RESIDENCE TRUST

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 Davidson County, TN, BEING Lot No. 2 on the Plan of Second Revision of Peach Blossom Square, of record in Book 4300, page 18, as amended in Book 6095, page 762 and instrument to amend Final Subdivision Plat of record in Book 10754, page 790, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William B. Ballard and wife, Martha S. Ballard by deed from Gregory S. Perrone, Trustee, with full power to convey, lease, mortgage, encumber, assign, or otherwise transfer without the joinder of any beneficiary, of record in Book 10569, page 267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 4300, page 18, as amended in Plat Book 6095, page 762 and Book 10754, page 790; restrictions of record in Book 4281, page 942 and amended in Book 4375, page 6; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2 PEACH BLOSSOM SQUARE, NASHVILLE, TENNESSEE 37205
(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 18th day of October, 19 99

William B Ballard
WILLIAM B. BALLARD

Martha S Ballard
MARTHA S. BALLARD

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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 WILLIAM B. BALLARD (ALSO KNOWN AS WILLIAM J BALLARD) AND WIFE, MARTHA S. BALLARD

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 Brentwood, Tennessee, this 18th day of October, 1999.

Commission expires 5-22-2000

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

WARRANTY DEED

FROM

WILLIAM B. BALLARD AND WIFE, MARTHA S. BALLARD

TO

RODNEY C. GILBERT QUALIFIED

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 OCT 25 PM 1:27

0619857

3250 10/25 0101 03CHECK 3248.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11715 PAGE 626

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0614 9857

99 OCT 25 PM 1:27

CAMT
875000.00
CON TX 3237.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 3248.50
CHECK 3248.50

10/25/99 01 13:31 0001 3350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531132