Instr:200006220062169 Page: 1 OF 3
REC'D FOR REC 06/22/2000 10:51:41AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $555.00

41
JPK

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Scott F. Siman and Judith A. Siman 1808 Stonehaven Court Nashville, Tennessee 37215	New Owner	Portion of Map 158 Parcel 44
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BALLEROY, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys to **SCOTT F. SIMAN** and wife, **JUDITH A. SIMAN** (collectively, the "Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by the Grantees.

2. Easements of record in Book 8275, page 977 and Book 2698, page 147, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,0000.00.

Scott F Siman by [signature] Attorney-in-fact
Affiant

Subscribed and sworn to before me this 8th day of June 2000.

Kay Fuller
Notary Public
My Commission Expires: 9-23-2000

KAY FULLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0648478.01
074356-000 06/05/2000

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 20th day of June, 2000.

BALLEROY, LLC, a Tennessee limited liability company

By:_____
Bond E. Oman, Chief Manager

This is unimproved property, known as 1776 Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~ANGELA~~ A. RAMSEY the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BOND E. OMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of Balleroy, LLC, the within named bargainor, a limited liability company, and that he as the Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of June, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 7-27-2002

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

A certain parcel of real property located on Stonehaven Court in Forest Hills, Davidson County, Tennessee, known as Lot 1 on the Final Plat of Scott & Judith Siman Subdivision, of record in Instrument Number 200006200061335, Register's Office for Davidson County, Tennessee, and being described in more detail according to a survey prepared by Walter Davidson & Associates, TN No. 1467, dated May 24, 2000, as follows:

Beginning at a concrete monument at the end of Stonehaven Court, thence with the common line with Patrick Hardie and Leigh Ann Hardie South 58 degrees 59 minutes 25 seconds East a distance of 67.63 feet to an iron rod; thence with said common line South 84 degrees 57 minutes 25 seconds East a distance of 252.58 feet to an iron rod; thence with the Eastern line of Hillsboro Park, Section 13, of record in Book 4175, page 19, Register's Office for Davidson County, Tennessee, South 20 degrees 17 minutes 57 seconds West a distance of 340.78 feet to a point; thence with a new line North 86 degrees 40 minutes 10 seconds West a distance of 292.13 feet to an iron rod at the Southeast corner of the Scott F. Siman and Judith A. Siman property; thence with Siman's East line North 03 degrees 19 minutes 41 seconds East a distance of 343.86 feet to an iron rod in the Southern right-of-way of Stonehaven Court; thence with said right-of-way South 84 degrees 27 minutes 10 seconds East a distance of 66.91 feet to an iron rod; thence with the right-of-way North 30 degrees 58 minutes 18 seconds East a distance of 26.68 feet to the point of beginning, containing 115,220.88 square feet, or 2.645 acres more or less.

Being the same property conveyed to Balleroy, LLC by deed of record in Instrument Number 200006210061680, Register's Office for Davidson County, Tennessee.