THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL:
158-11-58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

Affiant

Subscribed and sworn to before me this the 13th day of June, 2001.

Notary Public

My Commission Expires 3/24/05

BOBBIE CARNEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

Davidson County DEEDWARR
Recvd: 06/22/01 16:11 3pgs
Fees:15.00 Taxes:740.00
20010622-0066509

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Margaret J. O'Dell
(Name)

STREET ADDRESS:
2118 Harding Place
Nashville, TN 37215

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **Two Hundred Thousand and 00/100 ($200,000.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Balleroy, LLC, a Tennessee limited liability company**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Margaret J. O'Dell, unmarried**, her heirs, successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is unimproved property known as: Lot 5, Plan of Balleroy Subdivision, Nashville, Davidson County, TN (110 Balleroy Drive, Nashville, TN)

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, her heirs, successors and assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year, county and city, have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever; and Grantor does covenant with the said Grantee that is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its names to be affixed hereto on this 13th day of June, 2001.

Grantor:

Balleroy, LLC,
a Tennessee limited liability company:

By: _____
Bond E. Oman

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, 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, a Tennessee limited liability company**, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself in such capacity.

Witness my hand and official seal in Nashville, Tennessee, this 13th day of June, 2001.

DEBBIE CAVINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 3/26/05

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EXHIBIT "A"

A certain parcel of real property located at 110 Balleroy Drive in Forest Hills, Davidson County, Tennessee, being Lot 5 on the plat of Balleroy as of record in Instrument No. 200006200061336, as amended by Surveyors Certificate of Correction in Instrument No. 200104180038197, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Walter H. Davidson, TN No. 1467, Walter Davidson & Associates, 5127 Marc Court, Nashville, Tennessee 37211, dated June 12th, 2001 as follows:

Beginning at an iron rod in the eastern margin of Balleroy Drive (formerly Emerson Road), a private street, said rod being the southeastern corner of the subject lot and the northeastern corner of Lot 4 Balleroy and being 255.51 feet North 11 degrees 43 minutes 06 seconds East from the intersections of the centerlines of Old Hickory Blvd. and Laurelwood Drive; thence with the eastern margin of Balleroy Drive North 13 degrees 18 minutes 29 seconds West a distance of 125.32 feet to an iron rod; thence with a curve to the right having a radius of 80.00 feet a length of 93.17 feet, a chord of 87.99 feet with a bearing of North 20 degrees 03 minutes 20 seconds East to an iron rod; thence North 53 degrees 25 minutes 09 seconds East a distance of 147.14 feet to an iron rod; thence with a curve to the right having a radius of 10.00 feet a length of 9.27 feet a chord of 8.94 feet with a bearing of North 79 degrees 59 minutes 03 seconds East to an iron rod; thence with a curve to the left having a radius of 80.00 feet, a length of 66.79 feet, a chord of 59.30 feet with a bearing of North 58 degrees 42 minutes 51 seconds East to an iron road at the southeast corner of Lot 4 Balleroy; thence with the common line with Lot 4 South 79 degrees 07 minutes 15 seconds East a distance of 258.07 feet to an iron rod in the common line with Marion V. & Amelia Nutt Armstrong; thence with Armstrong's eastern line South 20 degrees 17 minutes 57 seconds West a distance of 152.75 feet to an iron rod at the northeast corner of the property belonging to Cloyce F. Bradley, et ux; thence with Bradley's eastern line South 20 degrees 09 minutes 55 seconds West to an iron road at the northwest corner of Lot 6 of Balleroy; thence with the common line with Lot 6 South 75 degrees 03 minutes 58 seconds West a distance of 379.30 feet to the point of beginning containing 96912 square feet or 2.22 acres more or less.

Being a portion of the same property conveyed to Balleroy, LLC by deed as of record in Instrument No. 200006190061043 and 200006210061680, Register's Office for Davidson County, Tennessee.