BOX 50-B

PREPARED BY: RETURN TO:

Davidson County DEEDWARR
Recvd: 01/09/02 11:00 3pgs
Fees:18.00 Taxes:518.00
20020109-0003351

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 $140,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 7th day of January, 2002.

Notary Public

My Commission Expires:

CURETHA D. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

Address New Owner As Follows:
Jennifer Cohen
3311 Lealand Lane, #8
Nashville, TN 37204

Send Tax Bills To:

Map-Parcel Number:
118-09-0A 008.00CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE F. BALL AND CHRIS M. BALL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JENNIFER COHEN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8 on the plan of Hawthorne Square, of record in Book 6250, page 422, and shown as Exhibit "A" to the Master Deed of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce F. Ball and Chris M. Ball by deed from Melinda L. Mathews, unmarried, of record as Instrument No. 20010813-0087223, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of either of the Grantors or their spouses.

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. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 422, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 3311 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of January, 2002.

Joyce F. Ball

Joyce F. Ball

Chris M. Ball

Chris M. Ball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOYCE F. BALL**, 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 7th day of January, 2002.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRIS M. BALL**, 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 7th day of January, 2002.

Notary Public

My Commission Expires: 10/25/03