THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18659**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Stephen K. Ball Affiant Subscribed and sworn to before me, this 31st day of JANUARY, 2002. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. Stephen K. Ball 4407 Howell Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 130-11 PAR 28 FB BM 01898

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE N. SPIVA, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEPHEN K. BALL AND WIFE, MELANIE C. BALL ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 915 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of JANUARY, 2002.

GEORGE N. SPIVA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GEORGE N. SPIVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of JANUARY, 2002.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 02/04/02 11:27 2pgs
Fees:13.00 Taxes:1554.00

20020204-0015060

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 and 8 on the Plan of Revised Plan of the New Golf Club Subdivision, as of record in Plat Book 421, page 185, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George N. Spiva by deed from Nancy Trithart Faber and husband, Randall S. faber of record as Instrument No. 200104160036720, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 653, page 112; and (3) All matters appearing on the Plan of record in Plat Book 421, page 185, said Register's Office.