STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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
L. Grant Miller (NAME)	Countrywide Home Loans (NAME)	187-146.00
608 Rice Hill Road (ADDRESS)	718 Thompson Lane #104 (ADDRESS)	
Nolensville, Tennessee 37135 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, Eric Ball and wife, Mary Christine Ball

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. Grant Miller and wife, Carolyn H. Miller

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:

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William R. Tanner, Jr. and Kellye R. Tanner by deed of record in Book 6451, Page 625, RODC known as Tract No. I on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyvor No. 1638. dated June 21, 1994, and being more particularly describe as follows:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Eric Ball and wife, Mary Christine Ball, by deed from William Roscoe Tanner, Jr. and wife, Kellye R. Tanner, of record in Book 9425, Page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2002 and subsequent years, easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 02/05/02 09:15 4pgs
Fees:23.00 Taxes:1110.00

20020205-0015561

unimproved ( )
This is improved (X) property, known as 608 Rice Hill Road, Nolensville, Tennessee 37135
(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 16th day of January, 2002

Eric Ball

Mary Christine Ball

Mary Christine Ball

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 Eric Ball and wife, Mary Christine Ball

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 16th day of January, 2003.

Commission expires 3-29-03

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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 _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Eric Ball and wife, Mary Christine Ball

TO

L. Grant Miller and wife, Carolyn H. Miller

RETURN TO: → ~~WILSON & WEISS~~ TITLE ASSOCIATES, LLC
100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD TN 37027

GREGORY S. PERRONE B-2618
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT A

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William R. Tanner, Jr. and Kellye R. Tanner by deed of record in Book 6451, page 625, Register's Office for Davidson County, Tennessee, known as Tract No. 1 on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, page 493, said Register's Office, said point being the southeasterly corner of this tract; thence with the northerly line of Tract 8, N 84 deg. 23' 12" W, 358.35 feet to an iron rod; thence, severing the lands of William R. Tanner, Jr. and Kellye R. Tanner property of record in Book 6451, page 625, said Register's Office, N 7 deg. 57' 36" W, 432.04 feet to an iron rod; thence, with the southerly line of Edward W. Hill S 82 deg. 46' 17" E, 650.225 feet to an iron pin; thence, with the westerly line of Tract 10, S 6 deg. 00' 31" W, 111.405 feet to an iron pin; thence with the westerly line of William Tanner, S 38 deg. 44' 52" W, 346.60 feet to an iron pin and the point of beginning.

Together with the following non-exclusive permanent easements:

A 25 ft. access-egress easement along the western 224.88 feet of the south property line, of record in Book 7442, page 725, said Register's Office;

A 50 ft. wide easement of record in Book 6444, page 172, said Register's Office, described by a survey by Robert Frances, Surveyor, dated November 20, 1984, as follows:

Being a 50 ft. wide right-of-way for private road, located in the 5th Civil District of Davidson County, Tennessee, the center line of said 50 ft. wide private road being described as follows: Beginning at a pin, said pin being located from the center line of Kidd Road (Williamson County) and the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, Register's Office for Williamson County, Tennessee) S 83 deg. 10' E 25.00 ft. to a pin in the center line of a 50 ft. wide private road; thence with the center line of private road (Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee) N 1 deg. 36' E, 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft. and N 5 deg. 10' E 903.86 ft. to a point; thence N 87 deg. 42' 38" W 25.0 ft. to a point on the westerly margin said private road; thence with variations, describing said private road as follows: N 5 deg. 10' E 50.0 ft. to a point N 87 deg. 42' 38" W 646.56 ft. to a point; S 5 deg. 06' 49" W 734.81 ft. to a point; around a curve to the left on a radius of 50.0 ft. for a distance of 235.62 ft. to a point; N 5 deg. 06' 49" E 679.68 ft. to a point; N 55 deg. 47' E 96.7 ft. to a point and S 87 deg. 42' 38" E 521.56 ft. to the beginning.

A 50 ft. easement described in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and in Book 504, page 499, Register's Office for Williamson County, Tennessee, as follows:

Beginning at a pin in the center line of Kidd Road, being S 83 deg. 10' E 25.0 ft. from the original SE corner of Oscar D. Guthrie farm (Deed Book 1113, page 505, Register's Office for Davidson County, Tennessee, and Deed Book 95, page 291, Register's Office for Williamson County, Tennessee) and the SE corner of the property of Charles Willard Fann (Deed Book 102, page 209, Register's Office for Williamson County, Tennessee); thence the following calls and distances to pins or hubs in the center line of

private road as follows: N 1 deg. 36' E 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft.; N 5 deg. 10' E 933.96 ft.; N 21 deg. 15' 45" E 204.4 ft.; N 20 deg. 35' E 219.13 ft.; N 6 deg. 07' 30" E 129.73 ft.; and N 13 deg. 35' 49" E 248.83 ft. to the center of cul-de-sac with radius of 50 ft.

INCLUDED in the above description but specifically EXCLUDED therefrom is a permanent easement for ingress-egress and described as follows: a strip of land twenty-five (25) feet wide in the Fifth Civil District of Davidson County, Tennessee, being part of Tract I of the subdivision of the William R. Tanner, Jr. property, said land being dedicated as a permanent ingress-egress easement and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William R. Tanner, Sr. by deed of record in Book 7442, page 725, Register's Office for Davidson County, Tennessee, said point being located N 84 deg. 23' 12" W, 223.95 feet from the centerline intersection of an existing fifty (50) feet wide right-of-way as recorded in Deed Book 6419, page 493, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement; thence with the bounds of the aforementioned easement the following calls: N 84 deg. 23' 12" W, 358.35 feet to an iron rod at the southeast corner of Tract II, of the subdivision of the William R. Tanner, Jr. property, N 7 deg. 57' 36" W, 25.72 feet to a point in the easterly line of Tract II, S 84 deg. 23' 12" E, 380.705 feet to a point at the northwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement in the westerly line of said William R. Tanner, Sr. property; thence S 38 deg. 44' 52" W, 29.855 feet to an iron pin and the point of beginning.

Being the same property conveyed to Eric Ball and wife, Mary Christine Ball by deed from William Roscoe Tanner, Jr. and wife, Kellye R. Tanner, of record in Book 9425, page 800, Register's Office for Davidson County, Tennessee.