Davidson County DEEDWARR
Recvd: 07/24/02 13:41 3pgs
Fees:18.00 Taxes:2183.00
20020724-0088933

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| 30144<br><br>**THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $590,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 9th day of July, 2002.<br><br>Notary Public<br><br>My Commission Expires: 12.20.2002 |

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| Address New Owner As Follows:<br>Charles Ainlay and wife,<br>Jo Ainlay<br>2201 Golf Club Lane<br>Nashville, TN 37215 | Send Tax Bills To:<br>First Horizon Home Loan Corp.<br>d/b/a First Tennessee Home Loans<br>P. O. Box 19664<br>Irvine, CA 92623-9664 | Map-Parcel Number:<br><br><br>117-06-0-066.00<br>7DA 23255 |

**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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. BALL AND WIFE, JOYCE F. BALL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHARLES AINLAY AND WIFE, JO AINLAY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 100 feet of the southerly part of Lot No. 3 and the westerly 123.8 feet front and 127 feet rear of the southerly part of Lot No. 2 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, dated May, 1910, as follows:

Beginning on the southerly margin of Golf Club Road, at a point 175 feet east of the southeast corner of said Road and 23rd Avenue South, being the northeast corner of the property conveyed to Dodson Batson and wife, by deed from Justin Potter and wife, of record in Book 1731, page 380, Register's Office for said County; thence with said road, eastwardly 223.8 feet to the northwest corner of the property conveyed to Henry S. Keeling and wife, by deed from Georgia E. Clark, of record in Book 1761, page 377, said Register's Office; thence with Keeling's westerly line, southwardly 345.6 feet to the northerly line of Lot No. 18; thence with the northerly line of Lot Nos.

18 and 17, westwardly 227 feet to the southeast corner of the Batson property; thence with Batson's easterly line, northwardly 340 feet, more or less, to the beginning.

Being the same property conveyed to John A. Ball by deed from Justin Potter and wife, Valere Blair Potter, of record in Book 1783, page 31, Register's Office for Davidson County, Tennessee. It is hereby agreed and understood that John A. Ball and John Alexander Ball is one and the same person.

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 Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4172, page 193, Register's Office for Davidson County, Tennessee.

This is improved property known as 2201 Golf Club Lane, Nashville, TN 37215.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 9th day of July, 2002.

John A. Ball

By: Chris M. Ball
Chris M. Ball, Attorney-in-fact

Joyce F. Ball

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,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 9th day of July, 2002.

Notary Public

My Commission Expires: Nov 20, 2002

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 9th day of July, 2002.

Notary Public

My Commission Expires: Nov. 20, 2002