BOX 2

Davidson County DEEDWARR
Recvd: 11/18/02 09:02 3pgs
Fees:18.00 Taxes:2072.00
20021118-0142443

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$560,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2002.

Notary Public

My commission expires: (AFFIX SEAL) My Commission Expires April 6, 2004

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Beverly B. Wallace	**Bank of America**	**Map 116-08-C, Parcel 206.00CO**
206 Concord Park West	**2059 Northlake Parkway**	
Nashville, Tennessee 37205	**Tucker, GA 30084**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William J. Ballard and wife, Martha S. Ballard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly B. Wallace and husband, Joseph A. Wallace

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:

Lot 206 on the plan of Sugartree, Phase 4 of record in Plat Book 4955 , Page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William J. Ballard, husband and wife, and Martha S. Ballard by deed from William G. Cole, Jr and wife, Margaret B. Cole of record in Book 11692, Page 259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__x__) Unimproved (____) property, known as **206 Concord Park West, Nashville, Tennessee 37205**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 13th day of November, 2002.

William J. Ballard

Martha S. Ballard
BY: William J. Ballard
Her Attorney-In-Fact

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 **William J. Ballard,** 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 on this **13th** day of **November, 2002.**

Rita Ann Major

Notary Public

My Commission Expires:_____

My Commission Expires
April 6, 2004



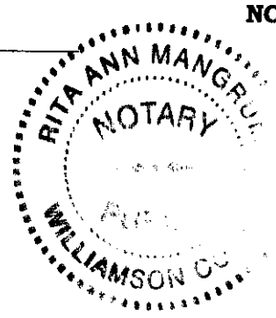
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared WILLIAM J. BALLARD with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for MARTHA S. BALLARD, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of MARTHA S. BALLARD the within named bargainor(s) by the said WILLIAM J. BALLARD as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 13th day of NOVEMBER, 2002.

NOTARY PUBLIC

My Commission Expires: _____



y Commission Expires
April 6, 2004