Davidson County DEEDWARR
Recvd: 01/03/03 11:24 3pgs
Fees:18.00 Taxes:610.50

20030103-0001131

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41548** **File Box "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 165,000.00.** Travis D. Walters
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **2nd DAY OF JANUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TRAVIS D. WALTERS et ux	**S A M E**	**187-140**
113 LAKE POINTE ROAD		
LA VERGNE, TN 37086		

FOR AND IN 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, STEPHEN R. BALL and wife, KATHLEEN R. BALL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS D. WALTERS and wife, DOROTHY WALTERS**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

BEING the same property conveyed to Stephen R. Ball and wife, Kathleen R. Ball by deed from Mary Ann Smith and Reginald E. Young, Co-Trustees of the Mary Ann Smith Unitrust of record in Book 8971, page 818, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions set forth in the deed of record in Book 8971, page 818, which will run with the land until May 1, 2018.

Unimproved (X)
This is improved ( ) property, known as **10.04 Acres, Burkitt Road, Antioch, Tennessee 37013**

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 HANDS THIS 2ND DAY OF JANUARY, 2003.

Stephen R. Ball
STEPHEN R. BALL

Kathleen R. Ball
KATHLEEN R. BALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEPHEN R. BALL and wife, KATHLEEN R. BALL, the bargainors, 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 Nashville, Tennessee, this the 2nd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

ATTACHMENT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Tract No. IV on the survey of Dale and Associates Job No. 90-078 dated March 17, 1993 of the Mary Ann Smith property in the Second Civil District of Metro Nashville Davidson County, Tennessee thereafter First Councilmanic District described as follows:

BEGINNING at an iron rod in the southerly margin of Burkitt Road, said point being a common corner between the property conveyed to Mary Ann Smith of record in Deed Book 4221, page 694 and the property conveyed to Elizabeth Cook Pendergrass of record in Book 3705, page 122, Register's Office for Davidson County, Tennessee;

THENCE, following said common property line, South 00 degree 52' 32" West for a distance of 435.11 feet to an iron rod;

THENCE, South 14 degree 1' 38" East, a distance of 514.86 feet to an iron rod;

THENCE, South 04 degree 45' 47" West, a distance of 463.46 feet to an iron rod in the northerly line of the property conveyed to Robert Tuggle of record in Deed Book 6441, page 534, Register's Office for Davidson County, Tennessee;

THENCE with the Tuggle's line North 83 degree 08' 02" West, a distance of 100.64 feet to a point in the center of Indian Creek;

THENCE with said creek, North 51 degree 01' 41" West, a distance of 223.15 feet to a point;

THENCE, North 47 degree 33' 20" West a distance of 199.03 feet to a point;

THENCE leaving said creek North 06 degree 07' 18" East a distance of 1139.72 feet to an iron rod in the southern margin of Burkitt Road.

THENCE along said road, South 83 degree 52' 42" East, a distance of 220.33 feet to the point of beginning and containing 10.04 acres of land more or less.