THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return to:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20785

Davidson County DEEDWARR
Recvd: 06/05/03 09:00 2pgs
Fees:13.00 Taxes:888.00

20030605-0077381

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Patricia M Kelly
Affiant

Subscribed and sworn to before me, this 29th day of MAY, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Robert Dale Ballou 317 Greenway Avenue Nashville, TN 37205	ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, MI 48084	MAP 104-05 PAR 336.00

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, AMY GREENE LOEPER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT DALE BALLOU AND WIFE, PATRICIA M. KELLY ("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 317 Greenway Avenue, 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 29th day of MAY, 2003.

AMY GREENE LOEPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 29th day of MAY, 2003.

My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires
[illegible] 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 190 feet of Lot No. 294 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, page 174, Register's Office for said County, described as follows:

Said part of Lot No. 294 fronts 50 feet on the widened westerly margin of Greenway Avenue, formerly Greenway Street, (as widened by the deed of record in Book 4742, page 176, said Register's Office) and extends back between parallel lines 190 feet to an alley.

Being the same property conveyed to Amy Greene Loeper by deed from Eric G. Dunlop, married of record in Book Instrument No. 20011012-0111466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee, said Register's Office.