WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/03 08:56 3pgs
Fees:18.00 Taxes:1380.10

20030709-0094426

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Ball Sr.	Countrywide Home Loans	39-26
(NAME)	(NAME)	
4590 Dry Fork Road	718 Thompson Lane, Suite 104	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(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, Aubrey E. Haynie Jr. and wife, Stacy G. Haynie, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Ball Sr. and wife, Diann J. Ball, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 4590 Dry Fork Road, Whites Creek, TN 37189
(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 my/our hand(s) this 27th day of June, 2003.

Aubrey E. Haynie Jr.

Stacy G. Haynie

STATE OF TENNESSEE

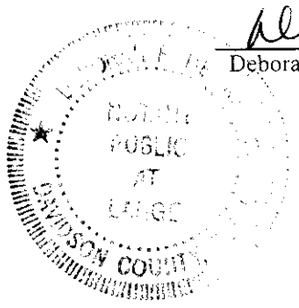
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey E. Haynie Jr. and Stacy G. Haynie, 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 27th day of June, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public



File No.: 30542

EXHIBIT A

Land in the 14th Civil District, beginning at a point in the West margin of highway R-O-W, 75 feet from the centerline of highway and an iron pin and corner common to the Southeast corner, this tract, and the Northeast corner of Denton Chapel Church Property. (1) Thence south 21 deg. 49 min. West 186.00 feet along line common to Church Property to the centerline of Dry Fork Road and common to the Northwest corner of Church Property; (2) Thence North 67 deg. 09 min. West 73.30 feet along centerline of Dry Fork Road and line common to Tract No. 1; (3) thence North 54 deg. 00 min. West 222.70 feet along centerline to road to a spike; (4) thence North 83 deg. 50 min. West 146.70 feet along road and line common to Tract No. 1 to a spike and the Northeast corner of Tract No. 1 and common to R.E. Graves' property; (5) thence North 81 deg. 04 min. West 121.18 feet along centerline of road to a spike; thence North 74 deg. 17 min. West 299.40 feet along road to a spike; (7) thence North 60 deg. 16 min. (6) West 141.00 feet along road to a spike; (8) thence North 41 deg. 42 min West 173.20 feet along road to a spike; (9) thence leaving road North 15 deg. 58 min. West 133.70 feet to an iron pin; (10) thence North 18 deg. 20 min. West 113.90 feet to an iron pin; (11) thence North 13 deg. 36 min. West 299.30 feet to an iron pin; (12) thence North 18 deg. 04 min. West 328.00 feet to an iron pin; (13)thence North 25 deg. 36 min. West 108.80 feet to an iron pin; (14) thence North 31 deg. 00 min. West 384.00 feet to an iron pin; (15) thence north 11 deg. 12 min. West 143.00 feet (16) thence North 00 deg. 51 min. East 150.00 feet to a point in the West margin of Clarksville Highway R-O-W; (17) thence South 39 deg. 00 min. East 750.10 feet along R-O-W to a point; (18) thence South 51 deg. 00 min. West 50.00 feet to a point; (19) thence South 45 deg. 00 min. East 541.20 feet along said R-O-W to a point; (20) thence South 44 deg. 00 min. East 298.00 feet along R-O-W to a point; (21) thence South 42 deg. 26 min. East 365.20 feet along R-O-W to a point (22) thence North 47 deg. 34 min. East 25.00 feet to a point; (23) thence South 42 deg. 26 min. East 500.00 feet along R-O-W to the point of beginning.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Sr., dated July, 1969, as follows:

Beginning at a point in the westerly margin of the Clarksville Highway R-O-W 75 feet from the centerline of said highway and an iron pin and the common Southeast corner of this tract and the Northeast corner of the Denton Chapel Church property; thence South 21 deg. 49 min. West a distance of 186.00 feet along the westerly line of said Church property to the centerline of Dry Fork Road; thence North 67 deg. 09 min. West along the centerline of Dry Fork Road a distance of 73.30 feet to a point; thence North 54 deg. 01 min. West along the centerline of said road a distance of 222.70 feet to a spike; thence North 83 deg. 50 min. West along said road a distance of 146.70 feet to a spike; thence North 81 deg. 04 min. West along the centerline of said road a distance of 121.18 feet to a spike; thence North 74 deg. 17 min. West along said road a distance of 299.40 feet to a spike; thence in a northeasterly direction a distance of 300 feet to a point in the westerly margin of Clarksville Highway R-O-W; thence South 42 deg. 26 min. East along the westerly margin of the said Clarksville Highway R-O-W a distance of 365.20 feet to a point; thence North 46 deg. 34 min. East a distance of 25.00 feet to a point; and thence South 42 deg. 26 min. East continuing along the westerly margin of said Clarksville Highway R-O-W a distance of 300.00 feet to the point of beginning.