THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
158-11/58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this the 15TH day of August, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2006

MY COMMISSION EXPIRES: MAY 28, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Darrell Smith and Ann Richmond
(Name)

120 Balleroy Drive
(Street Address)

Brentwood, TN 37027

SEND TAX BILLS TO:

Darrell Smith et ux, Ann Richmond
(Name)

7101 River Park Ct.
(Street Address)

Nashville, TN 37221

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Balleroy, LLC, a Tennessee limited liability company**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Darrell Smith and wife, Ann Richmond**, hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is un/improved property known as: Lot 4, Plan of Balleroy Subdivision (120 Balleroy Drive, Brentwood, TN 37027)

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes

Davidson County DEEDWARR
Recvd: 08/22/03 09:50 3pgs
Fees:18.00 Taxes:740.00
20030822-0122070

for the current year have been prorated and shall be assumed by Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns forever to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 15th day of August, 2003.

Grantor:

Balleroy, LLC
a Tennessee limited liability company

By: _____
Bond E. Oman
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, Bond E. Oman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Balleroy, LLC, 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 15th day of August, 2003.

_____
Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Balleroy, as shown on plat of record in Instrument No. 200006200061336, and by Surveyor's Certificate of Correction of record in Instrument No. 20010418-0038197, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Balleroy, LLC, by QuitClaim Deed recorded in Instrument No. 200006210061680, Register's Office for Davidson County, Tennessee. Originally conveyed by Deed recorded in Instrument No. 200006190061043, said Register's Office.