Davidson County DEEDWARR
Recvd: 02/18/04 10:37 3pgs
Fees:18.00 Taxes:629.00

20040218-0018501

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

MAP & PARCEL NO:
158-11/59

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of February, 2004.

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Christopher Smith and wife,
Amanda Smith
(Name)

10803 Lockmeade Court
(Street Address)

Great Falls, VA 22066

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

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 **Christopher Smith and wife, Amanda Smith,** 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 unimproved property known as: 110 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 for the current year have been prorated and shall be paid by Grantor.

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 he 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 himself, his heirs 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 4th day of February, 2004.

Grantor:

Balleroy, LLC,
A Tennessee limited liability company

BEO, Chief Manager

Bond E. Oman, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **BOND E. OMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER of the within named bargainor, **BALLEROY, LLC**, a Tennessee limited liability company, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as CHIEF MANAGER.

Witness my hand and official seal in Nashville, Tennessee, this 4th day of February, 2004.

Brooke Garrett

Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

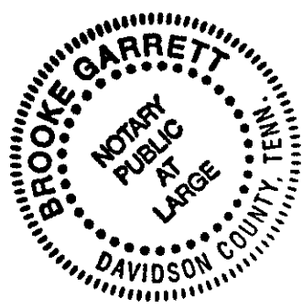


EXHIBIT "A"
LEGAL DESCRIPTION

A certain parcel of real property located at 110 Balleroy Drive in Forest Hills, Davidson County, Tennessee, being Lot No. 5 on the plat of Balleroy as of record in Instrument No. 20000620061336, as amended by Surveyor's Certificate of Correction in Instrument No. 200101180038197, Register's office for Davidson County, Tennessee and being more particularly described according to a survey by Walter H. Davidson, TN No. 1467, Walter Davidson & Associates, 5127 Marc Court, Nashville, Tennessee 37211, dated June 12th, 2001 as follows:

Beginning at an iron rod in the eastern margin of Balleroy Drive (formerly Emerson Road), a private street, said rod being the southeastern corner of the subject lot and the northeastern corner of Lot 4 Balleroy and being 255.51 feet North 11 degrees 43 minutes 06 seconds East fro the intersections of the centerlines of Old Hickory Blvd. and Laurelwood Drive; thence with the eastern margin of Balleroy Drive North 13 degrees 18 minutes 29 seconds West a distance of 125.32 feet to an iron rod; thence with a curve to the right having a radius of 80.00 feet a length of 93.17 feet, a chord of 87.99 feet with a bearing of North 20 degrees 03 minutes 20 seconds East to an iron rod; thence North 53 degrees 25 minutes 09 seconds East a distance of 147.14 feet to an iron rod; thence with a curve to the right having a radius of 10.00 feet a length of 9.27 feet a chord of 8.94 feet with a bearing of North 79 degrees 59 minutes 03 seconds East to an iron rod; thence with a curve to the left having a radius of 80.00 feet, a length of 66.79 feet, a chord of 59.30 feet with a bearing of North 58 degrees 42 minutes 51 seconds East to an iron rod at the southeast corner of Lot 4 Balleroy; thence with the common line with Lot 4 South 79 degrees 07 minutes 15 seconds East a distance of 258.07 feet to an iron rod in the common line with Marion V. and Amelia Nutt Armstrong; thence with Armstrong's eastern line South 20 degrees 17 minutes 57 seconds West a distance of 152.75 feet to an iron rod at the northeast corner of the property belonging to Cloyce F. Bradley, et ux; thence with Bradley's eastern line South 20 degrees 09 minutes 55 seconds West to an iron rod at the northwest corner of Lot 6 of Balleroy; thence with the common line of Lot 6 South 75 degrees 03 minutes 58 seconds West a distance of 379.30 feet to the point of beginning containing 96912 square feet or 2.22 acres more or less.

BEING the same property conveyed to Balleroy, LLC by Quitclaim Deed of record in Instrument No. 20040218-0018500, Register's Office for Davidson County, Tennessee.