THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22383-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Michael D. Beisel Shannon A. W. Beisel 107 Adams Park Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.08 Parcel No. 107.00 CO

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, **Marc W. Ball,**** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Beisel and wife, Shannon A. W. Beisel** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**unmarried,

This is improved property located at 107 Adams Park, Nashville, TN 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 the 1st day of March, 2004.

Marc W. Ball by Ann Hutton

Marc W. Ball, BY: Ann Hutton, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Davidson County DEEDWARR
Recvd: 03/05/04 12:25 2pgs
Fees:13.00 Taxes:2053.50
20040305-0025482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ann Hutton**, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Marc W. Ball** and is authorized by the said **Marc W. Ball** to execute this instrument on HIS behalf.

Witness my hand and Official Seal this 1st day of March, 2004.

My commission expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of (Revised) Sugartree Phase 3 as of record in Plat Book 5050, pages 67-71, amended in Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5235, page 694 and Book 5238, page 93, said Register's Office.

Being the same property conveyed to Marc W. Ball, married by deed dated July 19, 1993 for Keith L. Holloway and wife, Ginger W. Holloway of record in Book 9020, page 245 and by quitclaim deed from Janet G. Ball of record in Book 11430, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157 amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons)
3) Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee
4) Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee
5) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3400, page 63 and Book 7061, page 100, Register's Office for Davidson County, Tennessee;
6) All matters appearing on the Plan of record in Plat Book 5050, pages 67-71, amended in Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5235, page 694 and Book 5238, page 93, said Register's Office.