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. 22644-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Stephen K. Ball Affiant Subscribed and sworn to before me this 7th day of May, 2004. Notary Public My Commission Expires:

SEP 1. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andrew C. Healy Mary Catherine Healy 4407 Howell Place Nashville, TN 37205	ABN Amro Mortgage Group, Inc. 4242 North Harlem Ave. Norridge, IL 60706	Map No. 130.03-0 Parcel No. 012.00

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, **Stephen K. Ball and wife, Melanie C. Ball**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew C. Healy and wife, Mary Catherine Healy** ("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 4407 Howell Place, 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 7th day of May, 2004.

Stephen K. Ball
Stephen K. Ball

Melanie C. Ball
Melanie C. Ball

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen K. Ball and wife, Melanie C. Ball**, 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, at office, this 7th day of May, 2004.

Notary Public

My Commission Expires:

GEORGE E. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SEP 1. 25, 2004

Davidson County DEEDWARR
Recvd: 05/13/04 07:24 2pgs
Fees:13.00 Taxes:2072.00

20040513-0055491

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 82 feet of Lot No. 6 and the westerly 48 feet of Lot No. 7 on the Plan of Resubdivision of Belle Meade, No. 2 of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 6 and 7 front together 130 feet on the southerly margin of Howell Place and extend back 200.0 feet to the center of a private alley in the rear.

Being the same property conveyed to Stephen K. Ball and wife, Melanie C. Ball by deed dated December 5, 1995 from R. Kingsley Brock and wife, Charlotte O. Brock of record in Book 9879, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for sewer granted to the City of Belle Meade of record in Book 6822, page 132, Register's Office for Davidson County, Tennessee;
3. Private alley Agreement betweenThe Belle Meade Company and Luke Lee recorded in Book 589, page 289, Register's Office for Davidson County, Tennessee;
4. All matters appearing on the Plan of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.