Davidson County DEEDWARR
Recvd: 06/08/04 10:55 1pgs
Fees:13.00 Taxes:647.50

20040608-0067573

WARRANTY DEED

WHITE-04MT0598

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF June, 2004.

Notary Public

(Affix Seal)

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
W. Frank White and wife Bettie C. White	W. Frank White	158-11-060.00
100 Balleroy Drive	P.O. Box 684	
Brentwood, TN 37027	Franklin, Tennessee 37065	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BALLEROY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto W. FRANK WHITE AND WIFE BETTIE C. WHITE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Balleroy, as shown on plat of record in Instrument No. 20000620-0061336, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being part of the same property conveyed to Balleroy, LLC, a Tennessee limited liability company, by quitclaim deed from Bond E. Oman, dated June 19, 2000, filed June 21, 2000, of record in Instrument No. 20000621-0061680, as corrected by Surveyor's Certificate of Correction of record at Instrument number 20010418-0038197, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 100 Balleroy Drive, Brentwood, Tennessee 37027 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 3rd day of June, 2004 :

Balleroy, LLC, a Tennessee limited liability Company

By: _____, Balleroy LLC

Title: President

STATE OF Tennessee

COUNTY OF WILLIAMSON

Before me, Gail P. Luttrell, of the state and county mentioned, personally appeared Oman Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Balleroy, LLC, a Tennessee limited liability company the with in named bargainor, a corporation, and that as such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself as President. Witness my hand and official seal at Franklin, TN, this 3rd day of June, 2004.

Notary Public

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN