Davidson County DEEDWARR
Recvd: 11/04/04 10:50 1pgs
Fees:13.00 Taxes:276.54

20041104-0133042

WARRANTY DEED

BALL-04MT0725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,740.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin W. Ball	Wells Fargo Bank, N.A.	72-11, PARCEL 440
(NAME)	(NAME)	
2011 Riverside Drive	2703 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Minneapolis, MN 55467-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WALTER B. SMITH AND DOROTHEA SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN W. BALL, 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. 4 on the Plan of Riverside Drive Subdivision, of record in Plan Book 974, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Walter B. Smith and wife, Dorothea Smith by deed from Bank One, filed November 24, 2003, of record in Instrument No. 20031124-0170859, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2011 Riverside Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 28th day of October, 2004.

Walter B. Smith

Dorothea Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter B. Smith and Dorothea Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 2004.

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public