ADDRESS NEW OWNER and
SEND TAX BILLS:
STEVE KIKI
529 Old Hickory Blvd.
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 05/31/05 10:16 2 pg
Fees:13.00 Taxes:832.50
20050531-0060776

MAP PARCEL NUMBER:
43 - 14 - 1 & 43 - 13 - 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LARRY O. BALL and wife, SARA M. BALL, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to STEVE KIKI, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described according to a field survey completed March 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor, No. 1513, described as follows:

Beginning at an iron pin in the Northerly right-of-way (30 feet from the centerline) of Old Hickory Boulevard East, said pin being South 85 degrees 44 minutes 08 seconds west 441.35 feet from its intersection with the centerline of Hawkins Street; thence with said right-of-way South 85 degrees 44 minutes 08 seconds West 150.00 feet to an iron pin; thence leaving said right-of-way with the Easterly boundary line of property owned by Robert E. Jordan, et ux., of record in Deed Book 5722, Page 700, in the Register's Office for Davidson County, Tennessee North 5 degrees 01 minutes 49 seconds West 200.00 feet to an iron pin in the southerly right-of-way of Tennessee State Route 45; thence with said right-of-way north 85 degrees 44 minutes 08 seconds East 150.00 feet to an iron pin; thence with the Westerly boundary line of property owned by Mary Catherine Diskin of record in Deed Book 3674, Page 583, in said Register's Office South 5 degrees 01 minute 49 seconds east 200.00 feet to the beginning, containing 0.689 acres.

Being the same property conveyed to Larry G. Ball and wife, Sara M. Ball by deed dated January 30, 1992 and recorded January 31, 1992 of record in Book 8540, Page 330, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 529 Old Hickory Blvd., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25 day of May, 2005.

Larry O. Ball
LARRY O. BALL

Sara M. Ball
SARA M. BALL

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LARRY O. BALL and wife, SARA M. BALL, the within named bargainors 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 25 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $225,000.00.

AFFIANT

Subscribed to and sworn before me, this the 25 day of May, 2005.

NOTARY PUBLIC

My Commission Expires:
10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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