Box 8

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Deborah Dale Johnson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of March, 2006.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 2 [illegible]

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/07/06 15:22 2 pgs
Fees:13.00 Taxes:1739.00
20060307-0026524

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ottis G. Ball, and Wife, Dixie S. Ball

14 Lexington Green
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

131010J00300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth L. Bloeser, and Wife, Judy Hendrick Bloeser hereinafter referred to as Grantors, hereby transfers and conveys to Ottis G. Ball, and Wife, Dixie S. Ball, hereinafter referred to as Grantees, their heirs and assigns a 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. 3, on the Plan of Lexington Green, of record in Book 6900, Page 198, and amended by Surveyor's Certificate of Correction in Book 7501, Page 786, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 which is a corner lot fronts 50.00 on the westerly margin of Lexington Green and fronts 72.72 feet on the northerly margin of a Private Access, and frontages being joined by a curve having a length of 31.42 feet and extends back 92.66 feet on the northerly line and 70.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to Kenneth L. Bloeser and wife, Judy Hendrick Bloeser by Warranty Deed from Rochford Realty and Construction Company, Inc. of record in Book 7656, Page 287, Register's Office for Davidson County, Tennessee dated 9/15/1988.

There is conveyed with the above described property an undivided interest in and to the general and /or restricted common areas and facilities of Lexington Green, as said areas are set forth and defined in Restrictions of record in Book 7118, Page 21 and amended in Book

7501, Page 786, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Page 198, and surveyors certificate of correction in Book 7501, Page 786, and by Amendment and Change of Minimum Building Setback Line of record in Book 7794, Page 87, shows an owner's certificate, a 15 foot minimum setback line from Lexington Green together with a designated building site and a 10 foot easement for public utility and drainage purposes along the westerly line(s) of said lot, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7118, Page 21, and amended in book 7501, Page 786, Register's Office of said County.

Together with as an appurtenance and subject to an Access Easement granted to Kenneth L. Bloeser and wife, Judy Hendrick Bloeser by Lexington Green Homeowner's Association by Instrument of record in Doc. No. *_____, Register's Office of Davidson County, Tennessee. * 20060307-0026523

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 14 Lexington Green, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 6th day of March, 2006.

Kenneth L. Bloeser

Judy Hendrick Bloeser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kenneth L. Bloeser, and Wife, Judy Hendrick Bloeser, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/6/2006.

Witness my hand and official seal this 6th day of March, 2006.

Notary Public

My Commission Expires: 11/4/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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