Davidson County DEEDWARR
Recvd: 09/27/06 12:09 2 pgs
Fees:13.00 Taxes:1461.50

20060927-0119537

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-KW-06-6571

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Ball	Same (NAME)	
6571 Whitemore Lane (ADDRESS)	(ADDRESS)	182-50.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FORREST B. SMITH AND WIFE, JEAN M. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT J. BALL AND MARY L. 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:

* husband and wife

A tract of land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being part of Lots 4, 5, 6, 9 and all of Lots Nos. 7 and 8, in the division of the Lands of Josiah C. Nance, deceased of record in Minute Book N, page 703, County Court for said County, being Lot No. 6 on the division of the Patton Lands, described according to a survey made by Stephen A. Draper, Surveyor, October 12, 1959, as follows:

Beginning on the easterly margin of Whittmore Lane at the southwest corner of the property conveyed to Buford H. Hill and wife, by deed from Tom B. Patton and wife, of record in Book 2997, page 121, Register's Office for said County, being the corner of Lots Nos. 5 and 6 on said survey; thence with the line between said two lots, easterly 1,683.38 feet; thence south 4 deg. 05 min. west 262 feet to the corner of Lots Nos. 6 and 7 on said survey; thence with the line between said two lots, westerly 1,677.8 feet to the easterly margin of Whittmore Lane; thence with the same, north 4 deg. 11 min. east 262 feet to the beginning, containing 10 acres, more or less.

Being the same property conveyed to Forrest B. Smith and wife, Jean M. Smith by deed (DB) from George E. Haley, Jr. and wife, Betty Waddell Haley of record in Deed Book 4740 and Page 6 on 08/23/1973 and filed for record on 08/23/1973 , Register's Office for said County.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 6571 Whitemore Lane, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of September, 2006.

Forrest B. Smith

Jean M. Smith

STATE OF Tennessee
COUNTY OF DAVIDSON

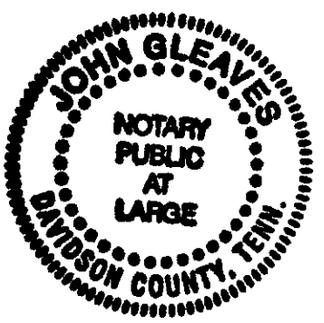
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Forrest B. Smith and Jean M. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903