BILL GARRETT, Davidson County
Trans:T20090020830 DEEDWARR
Recvd: 03/30/09 15:45 2 pgs
Fees:13.00 Taxes:222.00
20090330-0028549

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $60,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2009. Notary Public My Commission Expires:

W. D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: W. Alan Ball 810 Stockell Street Nashville, TN 37207	Send Tax Bills To: W. Alan Ball 272 S. Main Street Eagleville, TN 37060	Map-Parcel Number: 082 07 0 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. ALAN BALL, ADMINISTOR OF THE ESTATE OF MINNIE RUTH BALL**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W. ALAN BALL AND JONATHAN A. BALL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Certain tract or parcel of land in Davidson County State of Tennessee, as follows

Being Lot No 101 on the plan of Dr V S Lindsley's Addition to Edgefield No. 4 East Nashville, as of record in Plan Book 57, page 25 in the Registers Office of Davidson County Tennessee.

Said Lot No. 101 fronts 50 feet on the westerly side of Stockell Street formerly Van Binderen Street and runs between parallel lines 174-1/4 feet to an alley.

Being the same property conveyed to B. W. Ball by deed from J. R. Blankenship and wife, Jennie Blankenship, by deed of record in Book 741, page 659, Register's Office for

Davidson County, Tennessee. The said B. W. Ball having died testate and by Last Will and Testament recorded on December 10, 1993, at Will Book 168, page 737, in the Davidson County Probate Court and in Book 9183, pge 263, in the Davidson County Register's Office, Tennessee, the property was devised to Minnie Ruth Ball. The said Minnie Ruth Ball died intestate on December 24, 2007. Pursuant to Order to Approval Sale of Tangible Personal Property and Real Estate filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and recorded as Instrument No. 20090330-0028546 Register's Office for Davidson County, Tennessee; and Order to Approve Master's Report and Amendment Master's Report and Determine Maternal Heirs, filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and recorded as Instrument No. 20090330-0028547 ; and Order to Determining Paternal Heirs and Order of Reference to Master For Determination of Maternal Heirs, **filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and recorded as Instrument No. 20090330-0028548 , sale of the subject property was awarded to be made by W. Alan Ball, Administrator, with proceeds to be distributed to the maternal and paternal heirs as set forth therein.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **810 Stockell Street Nashville, TN 37207.**

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 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 further covenant and bind myself , my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of March, 2009.

W. Alan Ball,
Administrator of the Estate of Minnie Ruth Ball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. ALAN BALL, ADMINISTOR OF THE ESTATE OF MINNIE RUTH BALL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2009

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010