PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
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W & I Ref: (gj) Title No: 42242
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/23/01 14:18 2pgs
Fees:11.00 Taxes:639.73
20010423-0039996

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert T. Bertotti Kendra L. Bertotti 665 Magnolia Lane Nashville, TN 37211	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 172-3-B-68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Battersby and spouse, Carol F. Battersby,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert T. Bertotti and spouse, Kendra L. Bertotti, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of The Woodlands, Phase 2 of record in Book 6900, page 635, Register's Office for said County, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to Edward F. Battersby and wife, Carol F. Battersby by deed from Richter Dial Builders, Inc., a State of Tennessee Corporation, of record in Book 9294, page 874, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 635, said Register's Office, which Plan shows a 20 foot minimum building setback line from Magnolia Lane, together with additional setback designations and an easement for utility and drainage purposes along the along the rear line(s), together with an 8 inch sewer line lying therein and a 10 foot easement for public utility and drainage purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, as amended in Book 8643, page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 665 Magnolia Lane, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 16, 2001.

Edward F. Battersby

Carol F. Battersby

State of Tennessee
County of Davidson

On March 16, 2001, before me the undersigned authority, personally appeared Edward F. Battersby and Carol F. Battersby, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-24-04

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~164,998.00~~ 172,900.00

Affiant

Sworn and subscribed before me on April 19, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003