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
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (gj) Title No: 42744
Dav. Co. File: Box 8

511.35
13

Davidson County DEEDWARR
Recvd: 09/20/01 11:18 2pgs
Fees:13.00 Taxes:551.30

20010920-0101961

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robyn L. Ryan 5312 Roxborough Pass Hermitage, TN 37076	Country Wide Home Loans 4500 Park Granada Calabas, CA 91302

TAX MAP-PARCEL NUMBERS: 098-02-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 149000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William P. Bosch, Jr. and spouse, Sharon L. Bosch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robyn L. Ryan,** 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. 91 on the Plan of Phase II-A Roxborough East of record in Book 7900, page 390 and amended in Book 8250, page 359, Register's Office for said County.

SAID Lot No. 91 fronts 68.73 feet on the broken westerly margin of Roxborough Pass and extends back 163.22 feet on the northerly line and 205.42 feet on the southerly line to a dead line in the rear, measuring 108.00 feet thereon.

BEING the same property conveyed to William P. Bosch, Jr., and wife, Sharon L. Bosch by deed from Frank Batson Homes, Inc. of record in Book 8936, page 578, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 390 and amended in Book 8250, page 359, said Register's Office, which Plan shows a 30 foot minimum building setback line from Roxborough Pass and 10 foot easement for utility and drainage along the rear line(s) and a 2.5 x 25 foot utility anchor easement located on the northeasterly, southeasterly front corner of said lot and a 10 foot easement for public utility purposes along the easterly front line of said lot; Restrictive covenants of record in Book 8727, page 739, said Register's Office

This is improved property, known as: 5312 Roxborough Pass, Hermitage, TN 37076

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 this 27 day of July, 2001.

William P Bosch Jr
William P. Bosch, Jr.

Sharon L Bosch
Sharon L. Bosch

State of Ohio
County of Summit

On this 27 day of July, 2001, before me the undersigned authority, personally appeared **William P. Bosch, Jr.** and **Sharon L. Bosch**, 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.

Robert F. Griss
Notary Public

My Commission Expires: _____

ROBERT F. GRISS, Notary Public
STATE OF OHIO
Resident Summit County
My Commission Expires April 4, 2004

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 149,000.00

X _____
Affiant

Sworn and subscribed before me on the 31st day of July, 2001.

_____
Notary Public

My Commission Expires: 10-25-03

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.