03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,900.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2002.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 08/14/02 08:54 2pgs
Fees:13.00 Taxes:240.13

20020814-0098148

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert A. Lee, II	Donald G. Borgeson	128-00-0-001.00
7925 Charlotte Pike	5625-B Charlotte Pike	
Nashville TN 37221	Nashville, TN 37209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marsha D. Borgeson and husband, Donald G. Borgeson, Sr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert A. Lee, II, hereinafter called the Grantees, their successors 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 in the 9th, formerly 14th, Civil District of said County and State, described as follows:

Beginning at a point in the center of New Charlotte Pike in Martin O'Brian's west boundary line; thence with the Center of said Charlotte Pike and with J.C. Villine's line South 59 deg. in a westerly direction 465 feet to a point in the center of said Charlotte Pike; thence South 53 deg. West 362 feet to a point in the center of said Charlotte Pike; then South 46 deg. East 837.4 feet to a point in the northwest edge of the Tennessee Electric Power Company right-of-way; thence North 56 deg. 45 minutes East 1550 feet more or less to a point in W.M. McCall's corner and O'Brian's South boundary line; thence North 87 deg. West 759 feet to a stake on the north hillside with Dogwood pointers; thence North 3 deg. East 495 feet to the point of beginning.

Including in the Description and Excluding therefrom is a strip of land fronting 200 feet on Highway No. 70, Charlotte Pike, beginning at Martin O'Brian's west boundary line and running westerly and with the southerly margin of Highway No. 70, Charlotte Pike 200 feet to a point; thence southerly between parallel lines with the original northerly line of said tract above described to the easterly line of said tract of land as above and herein described.

Being the same property conveyed to Marsha R. Borgeson by Quitclaim Deed from Marshall L. Daugherty and wife, Robbie W. Daugherty of record in Book 8185, Page 176, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8207, Page 806, Marsha D. Borgeson conveyed subject property to Donald G. Borgeson, Sr. and wife, Marsha D. Daugherty, corrected in Book 8287, Page 765. Donald G. Borgeson, Sr. and wife, Marsha D. Borgeson (a/k/a Marsha D. Daugherty) conveyed subject property to Marsha D. Borgeson by Quitclaim Deed of record in Book 8439, Page 236. By Quitclaim Deed of record in Book 11737, Page 225, Marsha D. Borgeson conveyed subject property to Marsha D. Borgeson and husband, Donald G. Borgeson, Sr.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7925 Charlotte Pike, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of August, 2002.

Marsha D. Borgeson

Donald G. Borgeson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marsha D. Borgeson and Donald G. Borgeson, Sr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 12th day of August, 2002.

Notary Public

My Commission expires 03/14/05