Davidson County DEEDWARR
Recvd: 02/20/03 10:13 2pgs
Fees:13.00 Taxes:1204.02

20030220-0022437

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41617

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas D. Baird	The Huntington National Bank	188-35
667 Battle Road	7575 Huntington Park Drive	
Nolensville, TN, 37135	Columbus, OH 43235	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stanley D. Roberts and wife, Charlotte A. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas D. Baird, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod in the easterly margin of Battle Road, said point being 2070 feet more or less south of the intersection of Caruthers Road and being the northwest corner of the property herein described.

Thence, leaving said road with the boundary of the property conveyed to Robert Caruthers of record in Book 4819, Page 848, R.O.D.C., Tennessee, S 79 deg. 31 min. 16 sec. E, a distance of 680.08 feet to an iron rod:

Thence, S 11 deg. 07 min. 12 sec. W, a distance of 380.00 feet to an iron rod; Thence, N 78 deg. 49 min. 57 sec. W, a distance of 601.95 feet to an iron rod in said road; Thence, with Battle Road, N 00 deg. 44 min. 17 sec. W, a distance of 380.00 feet to the point of beginning and containing 241117.35 square feet or 5.53 acres of land more or less, according to a survey by Allen R. Trumbo, Jr., dated 2/6/02, License #1127.

Being the same property conveyed to Stanley D. Roberts and wife, Charlotte A. Roberts, by Warranty Deed from Donald R. Clemons and Houston E. Hill of record in Instrument No.: 20020731-0091540, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 667 Battle Road, Nolensville, TN 37135

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 we do covenant with the said GRANTEES 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 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/our hand(s) this 14th day of February, 2003

Stanley D. Roberts

Charlotte A. Roberts, by Stanley D. Roberts, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Stanley D. Roberts, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2003

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of February, 2003, personally appeared Stanley D. Roberts to me known to be the person who executed the foregoing instrument on behalf of Charlotte A. Roberts as Attorney in Fact, and acknowledged that Stanley D. Roberts executed the same as the free act and deed of the said Charlotte A. Roberts.

Witness my hand and official seal this 14th day of February, 2003.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.