RECORD & RETURN TO: First Title & Escrow
#20013 File Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/03 12:49 2pgs
Fees:13.00 Taxes:825.10

20030227-0026173

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $223,000.00.

Jennie Rebecca Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF February, 2003.

NOTARY PUBLIC

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19377SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jarron Battle Springer & Jennie Rebecca Springer 5553 Traceside Drive Nashville, TN 37221	Fifth Third Mortgage 810 Crescent Center Dr. Franklin, TN 37067	155-16-A-23 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Douglas Robertson and wife, Leslie C. Robertson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jarron Battle Springer and wife, Jennie Rebecca Springer, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Resubdivision of Traceside Subdivision, Section I, as of record in Plat Book 7900, page 946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William Douglas Robertson and wife, Leslie C. Robertson, by deed from Centex Real Estate Corporation, of record in Book 9757, page 105, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Plat Book 9700, page 946, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Traceside

Subdivision, and the By-Laws appended thereto, of record in Book 9236, page 504, as amended in Book 9435, page 493 and Book 9677, page 675, Register's Office for Davidson County, Tennessee; and

4. Articles of Incorporation of Homeowners' Association, of record in Book 9668, page 894 and By-Laws of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee; and
5. Quitclaim Deeds for open space of record as Instrument Nos. 20000329-0031450; 20000329-0031452 and 200329-0031453, Register's Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5553 Traceside Drive, 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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their 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 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 our hands this 21st day of February, 2003.

William Douglas Robertson

Leslie C. Robertson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 21, 2003, before me personally appeared William Douglas Robertson and Leslie C. Robertson 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 that they executed the same as their free act and deed.

Witness my hand and official seal this 21st day of February, 2003.

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____