**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Amy Wadley
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of April, 2003.

Gail Marshall Notary Public At Large Davidson County, Tennessee

Gail Marshall
Notary Public

My Commission Expires:

My Commission Expires March 25, 2006

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/09/03 11:48 2pgs
Fees:13.00 Taxes:593.85
20030409-0047258

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert J. Boyd,III and Susan Daugherty Boyd
905 Springlake Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Same as above

MAP-PARCEL NUMBERS:
141-7-B-190

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven G. Patrick and wife, Aimee C. Patrick** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert J. Boyd, III and Susan Daugherty Boyd, husband and wife,** hereinafter referred to as Grantees, their heirs 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 Lot No. 197 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven G. Patrick and wife, Aimee C. Patrick by Warranty Deed from Somerset Farms, A Tennessee Joint Venture, of record in Book 11485, page 685, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 658, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8556, Page 11, as supplemented and amended in Book 9383, page 526, as re-recorded in Book 9662, page 869, as further amended in Book 10190, page 182, Book 10410, page 89, and in Book 11433, page 936, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7349, Page 564, and Book 3314, page 23, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8556, page 25, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of record in Book 7382, page 255, and amended in Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.

The Plan of Open Space Dedication Plat Somerset Farms record in Instrument No. 20001204-0118884, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Somerset Farms Homeowners Association, Inc. of record in Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 905 Springlake Court, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 7th day of April, 2003.

**Steven G. Patrick**

**Aimee C. Patrick**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven G. Patrick and Aimee C. Patrick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2003.

Notary Public

My Commission Expires: 11/2/05

07776-BP