Davidson County DEEDWARR
Recvd: 06/06/03 15:14 2pgs
Fees:13.00 Taxes:1206.20

20030606-0078593

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42050**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$326,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 30 DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RUSSELL D. WARD et ux	SIRVA MORTGAGE INC	**188-39**
701 Battle Road	6070 PARKLAND BLVD	**GSD 7452**
Nolensville, TN 37135	MAYFIELD HIGHTS OH 44124	

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 **WE, STANLEY D. ROBERTS and wife, CHARLOTTE A. ROBERTS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL D. WARD and wife, MARY ANN WARD**

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 2878 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, S 76 deg. 46 min. 10 sec. E, a distance of 44.89 feet to an iron rod.
Thence, S 02 deg. 15 min. 34 sec. W. a distance of 378.66 feet to an iron rod;
Thence, S 87 deg. 44 min. 26 sec. E. a distance of 135.00 feet to an iron rod;
Thence, S 02 deg. 15 min. 34 sec. W. a distance of 300.04 feet to an iron rod;
Thence, S 87 deg. 44 min. 26 sec. E. a distance of 246.05 feet to an iron rod;
Thence, S 11 deg. 07 min. 12 sec. E. a distance of 428.80 feet to an iron rod;
Thence, N 87 deg. 26 min. 11 sec. W. a distance of 365.00 feet to an iron rod;
Thence, N 02 deg. 15 min. 34 sec. E. a distance of 1051.38 feet to an iron rod;
Thence, N 01 deg. 34 min. 25 sec. W. a distance of 28.08 feet to an iron rod in the margin of Battle Road;
Thence, with said road and around a curve having a central angle of 07 deg. 37 min. 08 sec. a radius of 230.35 feet, a tangent of 15.34 feet, a length of 30.63 feet to a chord which bears N 17 deg. 02 min. 24 sec. E. for a distance of 30.61 feet to the point of beginning and containing 242917.28 square feet or 5.57 acres of land more or less, according to description prepared by Allen Trumbo, TLR #1127, Land Surveying Consultants.

Being the same property conveyed to Stanley D. Roberts and wife, Charlotte A. Roberts by deed from Donald R. Clemons and Houston E. Hill, of record in Instrument Number 20021216-0154439, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as **701 Battle Road, Nolensville, Tennessee 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 OUR HANDS THIS 30 **DAY OF MAY, 2003.**

STANLEY D. ROBERTS

Charlotte A. Roberts by Stanley D Roberts attys-in-fact

CHARLOTTE A. ROBERTS

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 STANLEY D. ROBERTS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence)and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 **day of May, 2003.**

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30 **day of May, 2003, before me personally appeared STANLEY D. ROBERTS, to me known to be the person who executed the foregoing instrument in behalf of CHARLOTTE A. ROBERTS, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CHARLOTTE A. ROBERTS, as though she had personally acted.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 **day of May, 2003.**

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006