Davidson County DEEDWARR
Recvd: 08/11/03 07:50 2pgs
Fees:13.00 Taxes:1006.40
20030811-0113798

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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Brentwood, TN 37027

ADDRESS NEW OWNER:
Phillip Picardo
1005 Battlefield Dr.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loans d/b/a First Tennessee Home Loans
P. O. Box 146
Memphis, TN 38101

MAP	118
GROUP	9
PARCEL	3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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 Fitzhugh Ross and wife, Jennifer Taylor Ross** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Phillip Picardo, unmarried, Robert Borchert and wife, Barbara Borchert**, 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:

Land in Davidson County, Tennessee, and being more particularly described as follows:
Being Lot No. 4 on the Map showing the Subdivision of Lots Nos. 1 and 2 of Block 10 and Lots Nos. 1 and 2 of Block 11 on the plan of Noelton, not of record, and described according to a survey made by S. R. Sanford, Jr., Surveyor, September 15, 1942, as follows:
Beginning at a point in the south margin of Battlefield Drive, 249 feet west of 10th Avenue South, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 202.7 feet, to the north line of the property conveyed to Walter C. Tanksley by deed of record in Book 682, Page 549, Register's Office for Davidson County, Tennessee, thence with Tanksley's north line, westerly 75 feet, to a point, the common corner of Lots Nos. 4 and 5; thence with the line between said lots, northerly 202.4 feet, to the south margin of Battlefield Drive; thence with the margin of the same, easterly 75 feet, to the point of beginning.

Being the same property conveyed to William Fitzhugh Ross and wife, Jennifer Taylor Ross by deed from Leo F. Chandler and wife, Linda B. Chandler of record in Book 10363, page 440, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1005 Battlefield Dr., Nashville, Tennessee 37204.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "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", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 25th day of July, 2003.

William Fitzhugh Ross

Jennifer Taylor Ross

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Fitzhugh Ross and wife, Jennifer Taylor Ross**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $272,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04