THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20632**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $196,566.00. Affiant Subscribed and sworn to before me, this 28th day of AUGUST, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Robin S. Courtney, Jr. 7872 Harpeth View Drive Nashville, TN 37221	**Send Tax Bills To:** AmSouth Bank P.O. Box 57046 Irvine, CA 92619	**Tax Information:** MAP 142-13-B PAR 166.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROCHFORD REALTY & CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBIN S. COURTNEY, JR., UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7872 Harpeth View Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of AUGUST, 2003.

ROCHFORD REALTY & CONSTRUCTION COMPANY, INC.

BY: JAMES G. MORRISSEY, VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 09/09/03 09:40 2pgs
Fees:13.00 Taxes:727.29
20030909-0131231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES G. MORRISSEY, 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 and who further acknowledged that HE is the VICE PRESIDENT of ROCHFORD REALTY & CONSTRUCTION COMPANY, INC., the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of AUGUST, 2003.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of First Revision Riverside Phase 3, as of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc. by deed dated December 22, 1986 from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7185, page 619, Book 7405, page 780, Book 8136, page 79 and Book 11063, page 996; (3) Easements of record in Book 7103, page 48, Book 6972, page 45, Book 6970, pages 275, 278 and 281 and in Book 7803, page 642; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 490, Instrument No. 20010404-0032691, said Register's Office.