Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 12/03/03 15:46 3pgs
Fees:18.00 Taxes:801.05

20031203-0174131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,500.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2003.

Notary Public
My commission expires:

SHAWNA HULSE
NOTARY PUBLIC AT LARGE
RESIDING IN DAVIDSON COUNTY, TN
COMMISSION EXPIRES 11-29-03

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah P. Robertson	First Horizon Home Loans	187-00-0
384 Fann Road	P.O. Box 7481	078.00
Nolensville TN 37135	Springfield, OH 45501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donnie J. Bledsoe and wife, Trudy M. Bledsoe**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Russell Anthony Robertson and wife, Deborah Powell Robertson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

PROPERTY DESCRIPTION – TRACT 1

A TRACT OF LAND IN THE FIFTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL NO. 78 ON DAVIDSON COUNTY TAX MAP NO. 187 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A MAP PREPARED BY H & H LAND SURVEYING, INC. DATED APRIL 23, 1998, JOB NUMBER 98-227, AND PROCEEDING AS FOLLOWS:

COMMENCING ON THE WESTERLY MARGIN OF KIDD ROAD; THENCE ALONG FANN ROAD, A PERMANENT INGRESS AND EGRESS EASEMENT (A PRIVATE DRIVE) AS OF RECORD IN DEED BOOK 504, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO AN IRON ROD (OLD), THE SOUTHEAST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ROBERT EDWARD TUGGLE AS OF RECORD IN DEED BOOK 10522, PAGE 313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID TUGGLE, NORTH 45 DEGREES 38 MINUTES 52 SECONDS EAST, 209.94 FEET TO AN IRON ROD (OLD), THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE,

1. CONTINUING WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID TUGGLE, NORTH 45 DEGREES 37 MINUTES 07 SECONDS EAST, 789.11 FEET TO AN IRON ROD (OLD) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO GORDON T. AND RUBIE C. WHEELER AS OF RECORD IN DEED BOOK 5804, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE WESTERLY PROPERTY LINE OF SAID WHEELER AND THE WESTERLY LINE OF HAROLD F. AND COOKE, ETUX AS OF RECORD IN DEED BOOK 5804, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 04 DEGREES 14 MINUTES 54 SECONDS WEST, 558.34 FEET TO AN IRON ROD (OLD); THENCE
3. LEAVING THE WESTERLY PROPERTY LINE OF SAID COOKE, AND WITH A NEW SEVERANCE LINE THROUGH THE AFOREMENTIONED PARCEL NO. 78, SOUTH 81 DEGREES 08 MINUTES 36 SECONDS WEST, 322.16 FEET TO AN IRON ROD (NEW); THENCE,
4. NORTH 83 DEGREES 40 MINUTES 55 SECONDS WEST, 170.35 FEET TO AN IRON ROD (NEW); THENCE, NORTH 44 DEGREES 22 MINUTES 53 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 162,033 SQUARE FEET OR 3.720 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

PROPERTY DESCRIPTION – TRACT 3

A TRACT OF LAND IN THE FIFTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 78 ON DAVIDSON COUNTY TAX MAP NO. 187 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A MAP PREPARED BY H & H LAND SURVEYING, INC., DATED APRIL 23, 1998, JOB NUMBER 98-227 AND PROCEEDING AS FOLLOWS:

COMMENCING ON THE WESTERLY MARGIN OF KIDD ROAD; THENCE, ALONG FANN ROAD, BEING A PERMANENT INGRESS AND EGRESS EASEMENT (A PRIVATE DRIVE) AS RECORDED IN DEED BOOK 504, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO AN IRON ROD (OLD), THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT EDWARD TUGGLE AS OF RECORD IN DEED BOOK 10522, PAGE 313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE,

1. CONTINUING WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID TUGGLE, NORTH 45 DEGREES 38 MINUTES 52 SECONDS EAST, 52.42 FEET TO AN IRON ROD (NEW); THENCE,
2. LEAVING THE SOUTHEASTERLY PROPERTY LINE OF SAID TUGGLE AND WITH A NEW SEVERANCE LINE THROUGH THE AFOREMENTIONED PARCEL 78, SOUTH 26 DEGREES 52 MINUTES 28 SECONDS EAST, 80.44 FEET TO AN IRON ROD (NEW); THENCE,
3. SOUTH 39 DEGREES 59 MINUTES 57 SECONDS EAST, 319.26 FEET TO AN IRON ROD (NEW); THENCE,
4. SOUTH 50 DEGREES 00 MINUTES 03 SECONDS WEST, 40.00 FEET TO AN IRON ROD (NEW); THENCE,
5. SOUTH 39 DEGREES 59 MINUTES 57 SECONDS EAST, 175.00 FEET TO AN IRON ROD (NEW); THENCE,
6. NORTH 50 DEGREES 05 MINUTES 30 SECONDS EAST, 94.97 FEET TO AN IRON ROD (NEW); THENCE,
7. SOUTH 70 DEGREES 52 MINUTES 57 SECONDS EAST, 177.03 FEET TO AN IRON ROD (NEW); THENCE,
8. NORTH 05 DEGREES 11 MINUTES 16 SECONDS EAST, 577.72 FEET TO AN IRON ROD (NEW); THENCE,
9. NORTH 81 DEGREES 08 MINUTES 36 SECONDS EAST, 19.71 FEET TO AN IRON ROD (OLD) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO HAROLD F. AND COOKE, ETUX AS OF RECORD IN DEED BOOK 5804, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
10. WITH THE WESTERLY PROPERTY LINE OF SAID COOKE, IN PART, SOUTH 04 DEGREES 14 MINUTES 54 SECONDS WEST, 330.27 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DANNY A. AND CINDY W. NOEL AS OF RECORD IN DEED BOOK 8663, PAGE 829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
11. WITH THE WESTERLY PROPERTY LINE OF SAID NOEL, SOUTH 06 DEGREES 01 MINUTES 08 SECONDS WEST, PASSING THROUGH AN IRON ROD (OLD) AT 24.81 FEET, FOR A TOTAL DISTANCE OF 349.86 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO VINCENT E. AND SARAH R. HOUSE AS OF RECORD IN DEED BOOK 8945, PAGE 903, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
12. WITH THE NORTHERLY PROPERTY LINE OF SAID HOUSE, NORTH 70 DEGREES 52 MINUTES 57 SECONDS WEST, 273.42 FEET TO AN IRON ROD (OLD); THENCE,
13. NORTH 39 DEGREES 59 MINUTES 57 SECONDS WEST, 500.00 FEET TO AN IRON ROD (OLD); THENCE,
14. NORTH 26 DEGREES 52 MINUTES 28 SECONDS WEST, 70.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 55,805 SQUARE FEET OR 1.281 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

All in accordance with a survey by Michael V. Holmes dated April 24, 1998, and last revised November 10, 2003.

SUBJECT TO A PERMANENT INGRESS-EGRESS EASEMENT:

BEGINNING ON THE WESTERLY MARGIN OF KIDD ROAD; THENCE, ALONG FANN ROAD, BEING A PERMANENT INGRESS AND EGRESS EASEMENT (A PRIVATE DRIVE) AS RECORDED IN DEED BOOK 504, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO AN IRON ROD (OLD) BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT EDWARD TUGGLE AS OF RECORD IN DEED BOOK 10522, PAGE 313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE,

1. CONTINUING WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID TUGGLE, NORTH 45 DEGREES 38 MINUTES 52 SECONDS EAST, 52.42 FEET TO A POINT; THENCE,
2. LEAVING THE SOUTHEASTERLY PROPERTY LINE OF SAID TUGGLE AND WITH A NEW SEVERANCE LINE THROUGH THE AFOREMENTIONED PARCEL 78.00, SOUTH 26 DEGREES 52 MINUTES 28 SECONDS EAST, 80.44 FEET TO A POINT; THENCE,
3. SOUTH 39 DEGREES 59 MINUTES 57 SECONDS EAST, 319.26 FEET TO A POINT; THENCE,
4. SOUTH 50 DEGREES 00 MINUTES 03 SECONDS WEST, 50.00 FEET TO A POINT IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO VINCENT E. AND SARAH R. HOUSE AS OF RECORD IN DEED BOOK 8945, PAGE 903, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
5. WITH THE NORTHERLY PROPERTY LINE OF SAID HOUSE, IN PART, NORTH 39 DEGREES 59 MINUTES 57 SECONDS WEST, 325.02 FEET TO AN IRON ROD (OLD); THENCE,
6. NORTH 26 DEGREES 52 MINUTES 28 SECONDS WEST, 70.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,879 SQUARE FEET OR 0.456 ACRES.

THE ABOVE-DESCRIBED EASEMENT IS FOR THE BENEFIT AND USE OF THE OWNER'S OF TRACT NO. 1 AND TRACT NO. 2 AS SHOWN ON A SURVEY PREPARED BY H & H LAND SURVEYING, INC., JOB NUMBER 98-227, DATED NOVEMBER 10, 2003.

Being part of the same property conveyed to Donnie J. Bledsoe and wife Trudy M. Bledsoe by deed from Ronald S. Nunn, Trustee, dated 12/01/1984, of record in Book 6441, Page 530, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Donnie J. Bledsoe and wife Trudy M. Bledsoe by quitclaim deed for the purposes of creating a legal description from Donnie J. Bledsoe and wife Trudy M. Bledsoe, dated 08/01/2002, of record in Instrument No. 20020801-0092415, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 384 Fann Road, Nolensville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of November, 2003.

Donnie J. Bledsoe

Trudy M. Bledsoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donnie J. Bledsoe** ~~and Trudy M. Bledsoe~~, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 26th day of November, 2003.

SHAWNA HULSE
NOTARY PUBLIC AT LARGE
RESIDING IN DAVIDSON COUNTY, TN
COMMISSION EXPIRES 11-29-03

Notary Public

My Commission expires:

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **Donnie J. Bledsoe**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, and who further acknowledged that he is the attorney in fact for **Trudy M. Bledsoe** and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 26 day of November, 2003.

SHAWNA HULSE
NOTARY PUBLIC AT LARGE
RESIDING IN DAVIDSON COUNTY, TN
COMMISSION EXPIRES 11-29-03

Notary Public

Commission expires