File [redacted]0863

Return to:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N13116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-27-07

(AFFIX SEAL)

NICOLE SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bartley Daughdrill and Katherine Daughdrill husband and wife	GB+T Mortgage	Map: 126-15-A-168
(NAME) 804 Aimes Court	1321 Murfreesboro Road (NAME)	P
(ADDRESS) Nashville TN 37221	Nashville, Tn 37217 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BRENT F. ROSS AND WIFE, ALEESA M. ROSS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BARTLEY DAUGHDRILL AND KATHERINE DAUGHDRILL HUSBAND AND WIFE,** 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, being all of Lot No. 136, on the Plan of Section Three, Boone Trace at Biltmore, as shown by plat appearing of record in Plat Book 9700, Page 759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brent F. Ross and wife, Aleesa M. Ross by Warranty Deed dated October 30, 2001 of record in Instrument No. 20011108-0122806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, Page 312, re-recorded of record in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817 and in Book 11455, Page 443; Easement for Ingress and Egress for use of a spring of record in Book 3462, Page 445 and Book 5446, Page 47; Easement to BellSouth Telephone and Telegraph of record in Book 756, Page 142; Easement for Drainage of record in Book 3027, Pages 261 and 321; Underground Easement of record in Book 9665, Page 420; Easement to Tennessee Electric Power Company of record in Book 751, Page 396; Charter for Boone Trace Homeowners' Association, Inc. of record in Book 9607, Page 534; TVA Easement of record in Book 4181, Page 383, Book 4207, Pages 514 and 555 and in Book 4225, Page 587; Easement of record in Book 8992, Page 63; any and all matters shown on plat of record in Plat Book 9700, Page 759; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 804 Aimes Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 12/17/03 14:39 2pgs
Fees:13.00 Taxes:610.50

20031217-0180078

Witness our hands this 16th day of December, 2003.

Brent F. Ross

By: Aleesa M. Ross
Aleesa M. Ross, Attorney in Fact

Aleesa M. Ross
Aleesa M. Ross

STATE OF Tennessee

COUNTY OF Davidson

On this 16th day of December, 2003, before me personally appeared Aleesa M. Ross, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Brent F. Ross and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument 20031217-0180077, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 16th day of December, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

STATE OF TENNESSEE,
COUNTY OF Davidson ss:

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Aleesa M. Ross.** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, TN, this 16th day of December 2003.

Notary Public

My commission expires: 7-23-05