**PICK-UP**

*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

Davidson County DEEDWARR
Recvd: 03/16/04 14:40 3pgs
Fees:18.00 Taxes:351.50
20040316-0029844

ADDRESS NEW OWNER:
Dawn Leniger, Trustee
BATTLEFIELD TRUST
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
*To Mortgagee*

MAP AND PARCEL:
MAP 118-5
PARCEL 82.00

MORTGAGEE:
HOMECOMINGS FINANCIAL
P. O. Box 890036
Dallas, TX 75389

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, William J. Roberts, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Dawn Leniger, Trustee of the BATTLEFIELD TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is the same description as in previous deed of record.
William J. Roberts, Jr. and William Joe Roberts, Jr., is one and the same person.
This conveyance subject to mortgage payable to HOMECOMINGS FINANCIAL of record in INST: 20030129-0012350, said Register's Office.

This is improved property known as 1006 Battlefield Drive, Nashville TN 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 William J. Roberts, Jr., his successors and assigns, forever; and I, William J. Roberts, Jr. do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dawn Leniger, Trustee, BATTLEFIELD TRUST, Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of March, 2004.

William J. Roberts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William J. Roberts, Jr., 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.

AFFIANT

Subscribed and sworn to before me this 15th day of March, 2004.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

EXHIBIT "A"

BEING Lot No. 4, on the Plan of J. Leroy Davis' Subdivision of part of Lot No. 6 in Noelton, not of record, and part of Lot No. 6 on the unrecorded subdivision of Noelton, described together according to a survey made by Z. J. Wilkins, Surveyor, May 22, 1942, as follows:

Beginning on the northerly margin of Battlefield Drive at the southeast corner of the property conveyed to Nancy Ellen Latta by deed from William H. Bailey and wife, of record in Book 1416, Page 300, said Register's Office; thence with Latta's easterly line northwardly 327 feet to the southerly right-of-way of the T. C. R. R.; thence with said right-of-way line eastwardly 78 feet; thence southwardly 337.4 feet to the northerly margin of Battlefield Drive; thence with said Drive, Westwardly 74 feet to the beginning (included in the above description but excluded therefrom as conveyed to the State of Tennessee of record in Book 4764, page 518, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed William J. Roberts, Jr., by Quitclaim Deed from Dwayne R. Roberts of record in INST: 2004 0316-0029843 said Register's Office.