THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22523-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 19th day of March, 2004. Notary Public My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Scott Borchetta 517 Ligon Road Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.118-03-0 Parcel No. 078.00

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, **Peter Marcum, unmarried** as to a one-half (1/2) undivided interest and **Scott Borchetta, married**, as to a one-half (1/2) undivided interest ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Scott Borchetta, married** ("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 517 Ligon Road, Nashville, TN 37204

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.

This is not the Principle Residence of the Grantors.

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 the 19th day of March, 2004.

Peter Marcum

Scott Borchetta

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peter Marcum, and Scott Borshetta with** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2004.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/26/04 15:39 2pgs
Fees:13.00 Taxes:925.00

20040326-0034538

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Bransford Industrial Park, as of record in Plat Book 4675, page 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Peter Marcum by deed dated 12/29/1999 from T. Michael Hayes and wife, Judy Ann Hayes of record in Instrument No. 19912300309271, Register's Office for Davidson County, Tennessee. The said Peter Marcum having conveyed a ½ undivided interest in subject property to Scott Borchetta Racing, LLC by Quitclaim Deed. Quitclaim Deed of Correction having been executed conveying title to Peter Marcum, as to a ½ undivided interest and Scott Borchetta as to a ½ undivided interest appearing as Instrument No. 20040326003453 7, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 County Taxes, which have been prorated and assumed by the Grantee(s) .
2) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3861, Page 595 and Book 3880, Page 85, Register's Office for Davidson County, Tennessee.
3) All matters appearing on the Plan of record in Plat Book 4675, page 72, Register's Office for Davidson County, Tennessee.