Return to: First Title and Escrow Company, Inc
File Number 23823 File Box 9B

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 02/04/05 16:18 2 pgs
Fees:13.00 Taxes:2812.00
20050204-0013605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2005.

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael A. Boroch	Fifth Third Mortage Company	117-13-0-B 149.00
707 Overton Park	336 Main Street	
Nashville, TN 37215	Franklin, TN 37064	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL A. BOROCH,** unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 707 on the Plat of Abbottsford, Phase 2, of record as Instrument No. 20010502-0044874, as corrected by Plat of Correction of record as Instrument No. 20020305-0027572, as corrected by Instrument of Correction of record as Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bob Haley by deed from Landstar Development, LLC, a Tennessee limited liability company, of record as Instrument Nos. 20021219-0156791, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 20010502-0044874, as corrected by Plat of Correction of record as Instrument No. 20020305-0027572, as corrected by Instrument of Correction of record as Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6576, page 509, and as further amended in Book 6578, page 302, Register's Office for said County.

5. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc., of record in Book 8106, page 1, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 8627, page 254, and by instruments of record in Book 9381, page 876, Book 10458, page 810 and Instrument No. 20010330-0030930, Register's Office for said County.

6. Charter of Abbottsford Homeowner's Association, Inc., of record in Book 6548, page 213, Register's Office for said County.

7. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, as re-recorded as Instrument No. 20010514-0049648, Register's Office for said County.

8. Metropolitan Ordinances BL2000-545 and BL2000-546, of record in Minute Book 61, page 295, in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

This is improved property known as 707 Overton Park, Nashville, TN 37215.

The subject property is not the usual place of residence of the Grantor or his spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of January, 2005.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2005.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007