03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 02/15/05 16:01 2 pgs
Fees:13.00 Taxes:462.50

20050215-0017326

03-0412-32419

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey B. Ranger 7905 Charlotte Pike Nashville, TN 37221	NEW OWNER	128-00-0-002.00

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, Donald G. Borgeson and wife, Marsha Borgeson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey B. Ranger, 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:

Land in Davidson County, Tennessee, described as follows:

Being in the 9th, formerly the 14th, Civil District of said County and State, described according to a drawing made by C.H. Von Hof, Surveyor, June 25, 1947, as follows:

Beginning in the center of Highway No. 70 in Martin O'Brien's West boundary, in line with an iron pin in the south edge of the paving; thence with said highway south 59 degrees west 200 feet (12.1 poles) to a point in line with an iron pin the south edge of the paving; thence south 3 degrees west 33 poles to a stake; thence south 89 degrees east 42 poles to a stake; the margin of the Tennessee Electric Power right-of-way; thence along said right-of-way north 56 degrees east 16 poles to an iron pin O'Bryan line; thence with his south boundary, north 87 degrees west 46 poles to a marked red oak, his southwest corner; thence with his west boundary, north 3 degrees east 30 poles to the beginning, containing 5 acres, more or less.

Together with an easement or right for water from the spring on the 15 acre tract of land conveyed to James D. Epps and wife, adjacent to premises on the south and west. Also a right-of-way for a one-half inch water line from said spring to premises, both as set out in deed from John H. Jones to Leland Armstrong and wife, of record in Book 1515, Page 24, Register's Office for Davidson County, Tennessee and in subsequent to premises.

Together with an easement from Gloria Anne Cherry granted to Donald G. Borgeson and Marsha Borgeson for motor vehicle access across a bridge of record in Instrument No. 20050215-0017325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald D. Borgeson and wife, Marsha Borgeson, by deed from Robbie W. Daugherty, of record in Instrument No. 199912070300437, Register's Office for Davidson County, Tennessee.

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 7905 Charlotte Pike, Nashville, TN 37221

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.

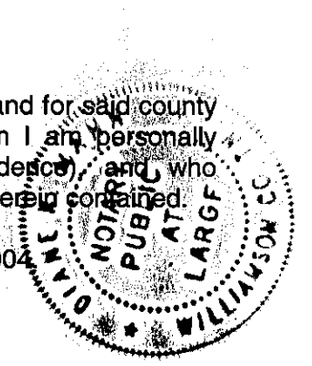
WITNESS my hand this 14th day of January, 2004. .

Donald G. Borgeson Marsha Borgeson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald G. Borgeson and Marsha Borgeson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of January, 2004.



Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05