B0436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:

Frank Batson Homes

120 Donelson Pike
Nashville, TN 37214

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map-Parcel No:**
208 Hidden Court Old Hickory, TN 37138 (Unimproved)	64-3-A-33

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FRANK BATSON HOMES**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 16 on the Plat of Phase Two-A Brandywine Pointe, a Planned Unit Development, of record in Book 7900, pages 350 and 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:

1. 1992 Metropolitan Government Taxes.

2. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision, Phase Two-A, Davidson County, Tennessee, of record in Book 8544, Page 818, as amended in Book 8671, page 484, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of Phase Two-A Brandywine Pointe, a Planned Unit Development, as of record in Book 7900, pages 350 and 351, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, 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.

WITNESS its hand this 22nd day of September, 1992, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
General Partner

BY: _____
G. Keeling Turner, II,
President
(Title)

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared G. Keeling Turner, II _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the President of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of September, 1992.

NOTARY PUBLIC

My commission expires: 3/26/94

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 42,900.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 1992.

NOTARY PUBLIC

My commission expires: 3/26/94

481:05.

IDENTIFICATION REFERENCE

SEP 23 3 04 PM '92

DAVIDSON COUNTY, TN

8297 09/23 0101 03CHECK 171.73

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8736 PAGE 355

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 42900.00
				CON TX 158.73
				PRFEE 1.00
				WDEED 12.00
				TOTAL 171.73
				CHECK 171.73

09/23/92 01 15:04 0001 9297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4810 5.

IDENTIFICATION REFERENCE

SEP 23 3 04 PM '92

DAVIDSON COUNTY, TN

No. 572913