THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

FILE BOX 45

**WARRANTY DEED**

BOOK 9304 PAGE 631

**Name and Address of New Owner:**

**Frank Batson Homes, Inc.**

120 Donelson Pike
Nashville, TN 37214

**Send Tax Bills To:**

**New Owner**

**Street Address of Subject Property:**
**116 Shute Circle**
**Old Hickory, TN 38138**

**Map-Parcel No:**
**64-3-A-42**

**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, INC.,**hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 65 on the plan of Phase Eight, Section One, of Brandywine Pointe Subdivision, as of record in Book 7900, page 619, 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. Declaration of Covenants, Conditions and Restrictions of record in Book 9123, page 645, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plat of Phase Eight, Section One, Brandywine Pointe Subdivision, as of record in Book 7900, page 619, 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 31st day of March, 1994, by its duly authorized partner.

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

**BY: Brandywine Pointe Company,**
**A Tennessee Corporation,**
**Its General Partner**

**BY:** G. Keeling Turner, II
**G. Keeling Turner, II**
**President**

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, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 29th day of March, 1994.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

1078 04/07 0101 03CHECK 179.50

The actual consideration or value whichever is greater, for this transfer is $45,000.00.

Affiant

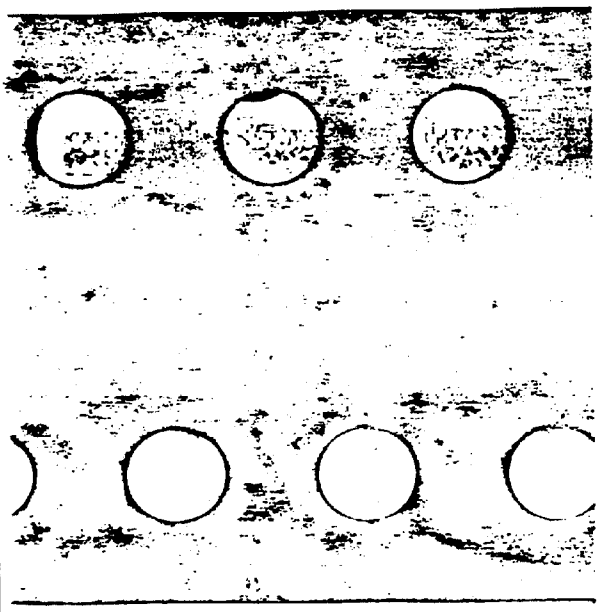
Subscribed and sworn to before me, this the 30th day of March, 1994.

NOTARY PUBLIC

My commission expires:

36323
IDENTIF. & REFERENCE

94 APR -7 AM 8:25
REGISTER
DAVIDSON CO. TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

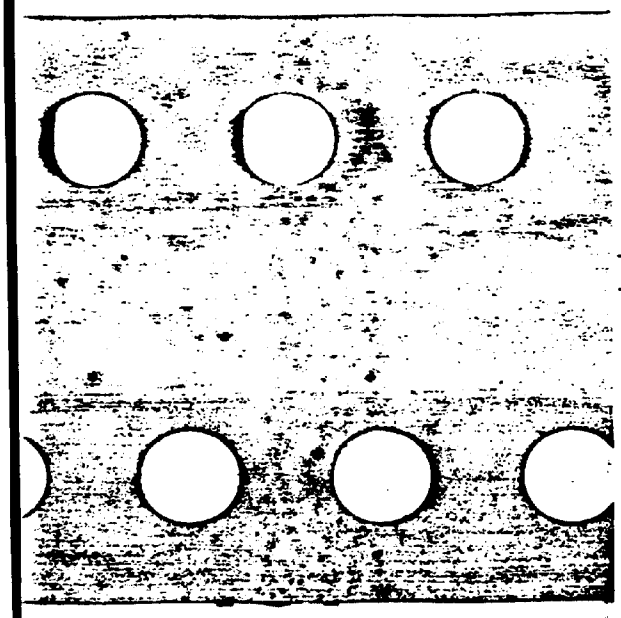
RECEIVED OF _____

FOR _____

BOOK 9304 PAGE 634

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 45000.00 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 179.50 |
| CHECK | 179.50 |

04/07/94 01 08:26 0001 1078

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

36323
IDENTIF. ↑ REFERENCE

94 APR -7 AM 8:25

REGISTER
DAVIDSON COUNTY, TN.

**No.** 776320