BOOK 10534 PG 760

FILE BOX 45

# WARRANTY DEED

ZARA C. PETTY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joanne J. Schlichting (NAME) | New Owner (NAME) | MAP 75-11-A |
| 1504 Stoner Valley (ADDRESS) | (ADDRESS) | PARCEL 24CO |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne J. Schlichting, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 14, on the plan of First Revision, Phase One, Heritage Meadows, of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Frank Batson Homes, Inc. by deed from B & P Developments, Inc., of record in Book 10534, Page 758, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10337, Page 102, Register's Office for said County.

~~Quitclaim Deed executed by B & P Developments, Inc. to Frank Batson Homes, Inc. of record in Book _____, Page _____, Register's Office for said County.~~

unimproved ( )
This is improved ( X ) property, known as 1504 Stoner Valley, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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 my hand this 17th day of July 19 97

Frank Batson Homes, Inc.
By: Ronald G. Grizzard, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ 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 and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald G. Grizzard and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that he as such Secretary/Treasurer and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ronald G. Grizzard as such Secretary/Treasurer and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 17th day of July 1997.

My commission expires January 20, 1999

_____
Notary Public

NOTARY PUBLIC AT LARGE

0327826
IDENTIF. ↑ REFERENCE
97 JUL 18 PM 1:01
ELIA [illegible] REGISTER
DAVIDSON CO. TN

6192 07/18 0101 CHECK 617.65

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

RECEIVED OF _____

FOR _____

BOOK 10534 PG 762

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| 07/18/97 | 01 | 164500.00 | 606.65 | 607.65 |

CHRT 164500.00
CO TX 606.65
PRFEE 1.00
MISC 0.00
TOTAL 607.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0327826
IDENTIF. ↑ REFERENCE

97 JUL 18 PM 1:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1175897