FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 218,607.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3-29-2003
(AFFIX SEAL)

ZANA C. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11433 PG. 740

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank Batson Quality Homes, Inc. | New Owner | Map 135-6-0-A |
| (NAME) | (NAME) | |
| 120 Donelson Pike | | Parcels 1,2,8-13 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | 47,48 & 52 |
| (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, Gregory S. Perrone, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Batson Quality Homes, Inc.

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:

Land in Davidson County, Tennessee, BEING Lot Nos 1, 2, 8, 9, 10, 11, 12, 13, 47, 48 and 52 on the Plan of Resubdivision of Lot 1 Forge Ridge, of record in Plat Book 9700, pages 295 & 296, and corrected in Book 10318, page 880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Gregory S. Perrone, Trustee, by quitclaim deed from Dewey Pedigo, Jr., Trustee, of record in Book 10186, page 535, Register's Office for Davidson County, Tennessee. 3085 04/15 0101 03CHECK 819.85

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 295 & 296 and as corrected in Plat Book 10318, page 880; restrictions of record in Book 10284, page 937 and as amended in Book 10316, page 880; by-laws of record in Book 10284, page 958; easement of record in Book 1083, page 274 and Book 1129, page 253; and storm water detention agreement of record in Book 10757, page 488; all of record in the Register's Office for Davidson County, Tennessee.

99 APR 15 PM 3:06
REGISTER
DAVIDSON COUNTY, TN.

05774772
IDENTIFICATION REFERENCE

unimproved ( X )
This is improved ( ) property, known as Lots 1, 2, 8, 9, 10, 11, 12, 13, 47, 48 & 52, Forge Ridge, Nashville Tennessee
(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 14th day of April, 19 99

Gregory S. Perrone, Trustee

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Perrone, Trustee

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of April, 1999.

DAWN D. C... NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 6/12/2002

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 11433 PG 741

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such 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 as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

# WARRANTY DEED

## FROM

Gregory S. Perrone, Trustee

## TO

Frank Batson Quality Homes, Inc.

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

BOOK 11433 PG. 742

05747772

IDENTIFICATION REFERENCE

99 APR 15 PM 3:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 218607.30 |
| CON TX | 808.85 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 819.85 |
| CHECK | 819.85 |

04/15/99 01 15:08 0001 3095

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

**No.** 1452064