FILE BOX 45

BOOK 11644 PG. 730

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,624.00

Gwannette M. Claybrook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

ANA C. PETT
LARGE
DAVIDSON COUNTY

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
Gwannette M. Claybrook (NAME)	Chase Manhattan Mortgage (NAME)	MAP 75-11-O-A
1605 Pakenhams Retreat (ADDRESS)	1500 North 19th Street (ADDRESS)	PARCEL 55 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Monroe, LA 71201 (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 Gwannette M. Claybrook and Anna Hudson, both unmarried joint tenants with right of survivorship

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. 38, on the Plan of Heritage Meadows, Phase Two, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Batson Homes by Quitclaim Deed from B & P Developments, Inc. of record in Book 11644, Page 228, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10337, Page 102; Book 11029, Page 414; and Book 10337, Page 123, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

0631196
IDENTIFICATION REFERENCE
99 SEP -1 PM 2:08
BILL GARNETT REGISTER
DAVIDSON COUNTY.

unimproved ( )
This is improved (X) property, known as 1605 Pakenhams Retreat, 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 30th day of August, 19 99

Frank Batson Homes, Inc.
By:
Frank C. Batson, President

10/5/01 0101 02CHECK 786.61

FILE BOX 45

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 Frank C. Batson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that he as such President 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 Frank C. Batson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of August 1999.

My commission expires March 29, 2003

_____
Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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 11644 PG. 732

06311196

IDENTIF. & REFERENCE

99 SEP -1 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	209624.00
CON TX	775.61
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	786.61
CHECK	786.61

09/01/99 01 14:08 0001 3497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511543