WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(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
Jeffrey G. Jennings	First American National Bank	MAP 75 16-0-A
(NAME)	(NAME)	
612 Bay Hill Court	First American Center	PARCEL 18 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37237	
(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 Jeffrey G. Jennings and wife, Gwyndolyn K. Jennings

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. 54, on the plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, 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, Inc. by Quitclaim deed from Walden Woods, LLC, of record in Book 11661, Page 94, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 11244, Page 105, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 11244, Page 120, said Register's Office.

99 SEP 14 AM 10:26

RECEIVED
REGISTER'S OFFICE

06355562

This is improved (X) property, known as 612 Bay Hill Court, Hermitage, TN 37076 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 10th day of September, 19 99

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

9/14 0101 RECEIVED 745.00

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_____ .

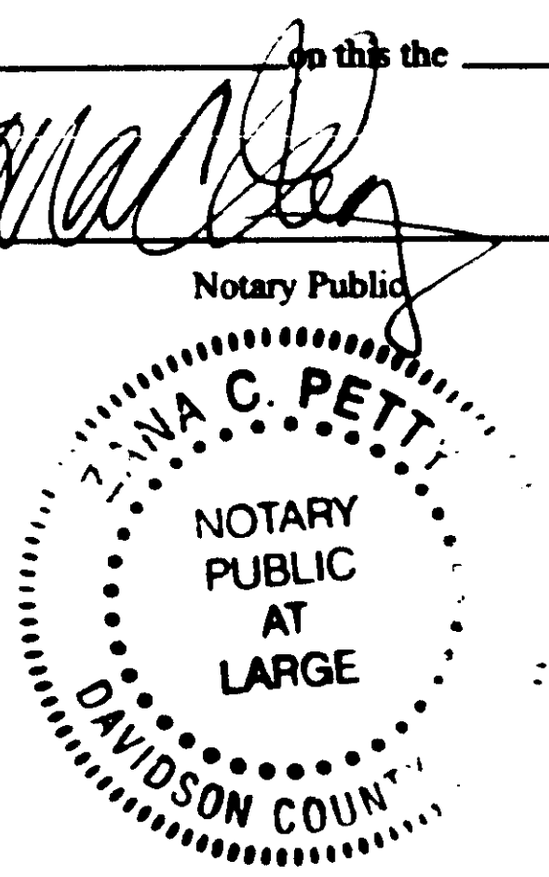
Commission expires _____ _____
Notary Public

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 10th day of September 1999.

My commission expires March 29, 2003 _____
Notary Public



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11661 PAGE 83

FOR _____

VOID
MOR TX 734.08-
CON TX 734.08
TOTAL 0.00
CHECK 0.00

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY 09/14/99 01 MISCELLANEOUS 10:30 0001 8141
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

8141 09/14 0101 03CHECK 0.00

0635562

CROSS REFERENCE

99 SEP 14 AM 10:26

REGISTER
DAVIDSON CO. TN.

CAMT
198400.00
MOR TX 734.08
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 745.08
CHECK 745.08

09/14/99 01 10:29 0001 8140

Total 745.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516119