# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/02 13:55 2pgs
Fees:13.00 Taxes:421.43

20020307-0028910

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 11/2n/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bradley Eugene Batchelor (NAME) | Bank of the South (NAME) | 75-8-110 |
| 635 Frankfort Drive (ADDRESS) | 66 East Hill Street (ADDRESS) | 4D 24970 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Mt. Juliet, TN 37122 (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, William D. Anderson and wife, Patsy R. Anderson , formerly known as Patsy R. Buckner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley Eugene Batchelor and wife, Tracie Peedin Batchelor

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 Number 467 on the Plan of Section Eight, Tulip Grove, of record in Plat Book 4660 at page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William D. Anderson by deed from Jimmy C. Yates and wife, Alisa B. Yates of record in Book 11514 page 647, Register's Office of Davidson County, Tennessee. William D. Anderson having since conveyed to William D. Anderson and Patsy R. Buckner by Quitclaim Deed of record in Book 11558, page 847, Register's Office for Davidson County, Tennessee.

The said Patsy R. Buckner having since married and is now known as Patsy R. Anderson.

Subject to restrictions of record in Book 4750, page 845 said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 635 Frankfort Drive, 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 our hand s this 28th day of February, 2002

William D. Anderson

Patsy R. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Anderson and wife, Patsy R. Anderson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of February, 2002.

Commission expires 11/20/04

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TENNESSEE
COUNTY OF

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 _____, _____.

My commission expires _____

_____
Notary Public