THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 205,300.00

Affiant

Davidson County DEEDWARR
Recvd: 10/01/02 14:04 2pgs
Fees:13.00 Taxes:759.61
20021001-0119187

Subscribed and sworn to before me, this 27th day of September, 2002

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TIMOTHY LOUIS BATTON 3504 Hillsdale Avenue Nashville, Tennessee 37205	SAME	MAP 104-5 PARCEL 70.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND THREE HUNDRED AND NO/100---------- ($ 205,300.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , KIMBERLY J. FAIN, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY LOUIS BATTON, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Wrenwood of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kimberly J. Fain, unmarried, by deed from Michael W. Smith and wife, Karin Wells Smith, of record as Instrument No. 20010827-0092494 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3504 Hillsdale Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Wrenwood of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 27th day of September, 2002.

Kimberly J. Fain
KIMBERLY J. FAIN

BY: Christie Wilson
Christie Wilson
Attorney in Fact

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 _____, 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, personally appeared CHRISTIE WILSON, to me known to be the person who executed the foregoing instrument in behalf of and as attorney in fact for KIMBERLY J. FAIN and who acknowledged that she executed the same as the free act and deed of KIMBERLY J. FAIN.

Witness my hand and offical seal this 27th day of September, 2002.

Mitchell A. Watts
Notary Public

My commission expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee