Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1639

Davidson County DEEDWARR
Recvd: 11/18/02 16:17 2pgs
Fees:13.00 Taxes:288.60
20021118-0142960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry L. Batson, and wife, Linda Batson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nick F. Perez, and spouse, Dolly A. Perez**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot Number 209 on the Plan of Valley Grove Subdivision, Section Three, of record in Plat Book 5800, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry L. Batson, unmarried by deed of record in Book 7970, Page 940, Registers office for said County. Linda Batson, spouse of Jerry L. Batson, joins in this conveyance to convey any and all interest she may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4621-4623 Forest Ridge Drive, Hermitage TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of November, 2002

Jerry L. Batson

Linda Batson

State of Tennessee)
County of Davidson)

On this 12th day of November, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jerry L. Batson and Linda Batson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of November, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nick F. Perez	Bank of America, NA	87-13-66
4621-4623 Forest Ridge Drive	200 S. College Street	
Hermitage, TN 37076	Charlotte, NC 28255	