Davidson County DEEDWARR
Recvd: 09/09/03 12:48 1pgs
Fees:13.00 Taxes:402.47

20030909-0131451

WARRANTY DEED

VANOLST-H03605

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,775.66

Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

~~THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:~~

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas W. Van Olst and wife, Phyllis R. Van Olst	Same	75-8-110
(NAME)	(NAME)	
635 Frankfort Drive	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRADLEY EUGENE BATCHELOR AND WIFE, TRACIE PEEDIN BATCHELOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS W. VAN OLST AND WIFE, PHYLLIS R. VAN OLST, hereinafter called the Grantee(s), their heirs and assigns, that 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 Bradley Eugene Batchelor and wife, Tracie Peedin Batchelor by Warranty Deed from William D. Anderson and Patsy R. Anderson, formerly known as Patsy R. Buckner, of record in Instrument 200203070028910, Register's Office for Davidson County, Tennessee on 3/7/02.

Being the same property previously 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.

This is improved (X) property, known as 635 Frankfort Drive, Hermitage, Tennessee 37076
unimproved ( )
(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/our hand(s) this 3rd day of September, 2003.

Bradley Eugene Batchelor

Tracie Peedin Batchelor

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Eugene Batchelor and wife, Tracie Peedin Batchelor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 3rd day of September, 2003.

Notary Public

My Commission Expires: 4-25-06