File Box 9-B
First Title & Escrow Co., Inc.
#21925

This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 11/03/03 14:24 3pgs
Fees:18.00 Taxes:1017.50
20031103-0160973

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip A. Mago, married** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jon Robert Batson and wife, Lauwana A. Batson** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson**County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

Pamela A. Mago, spouse of Phillip A. Mago, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Phillip A. Mago.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 31 day of October, 2003.

Phillip A. Mago

Pamela S. Mago

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Phillip A. Mago and** Pamela S. Mago to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the the same to be her/his/their free act and deed.

Witness my hand and official seal this 31 day of October, 2003.

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this _____ day of October, 2003.

Notary Public

My Commission Expires: 10-26-05

Map and Parcel: 156-09-34.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

FHHLC
10741 King William
Dallas, Tx 75220

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Templegate, section 3, as of record in Book 8250, Page 868, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Mago from The Jones Company Custom Homes of tennessee, Inc. by Warranty Deed dated 10/22/99, recorded 11/02/99, in Book 11726, page 458, Register's Office for said County.

Map and Parcel 156-09-34.00

Property also known as 8009 Meadow View Drive
Nashville, TN 37221

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.