0402074

BOX 281

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 03/02/04 08:35 2pgs
Fees:13.00 Taxes:481.00

20040302-0023208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Jennifer Rebecca Batten
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 27th DAY OF February, 2004.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JENNIFER REBECCA BATTEN (NAME)	SAME (NAME)	Map: 86-8-A-7 Parcel:
212 CAHABA COVE (ADDRESS)	(ADDRESS)	Map: Parcel:
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Map: Parcel:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A MINNESOTA CORPORATION, AS NOMINEE

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

JENNIFER REBECCA BATTEN

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 410, as shown on the map entitled Camden Woods, Phase II, of record in Plat Book 6900, page 735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

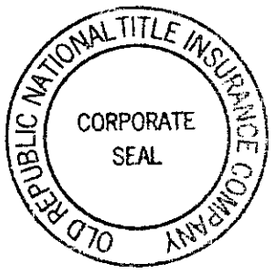
Being the same property conveyed to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A MINNESOTA CORPORATION, AS NOMINEE, by deed of record as Instrument No. 20040302-0023207

This is improved property located at 212 Cahaba Cove, Hermitage, Tennessee 37076.

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

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.
Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of February, 2004



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A MINNESOTA CORPORATION, AS NOMINEE

Linda Hargreaves

BY: Linda Hargreaves

STATE OF California

COUNTY OF Contra Costa

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Linda Hargreaves with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 20th day of February, 2004

Kathleen Possin

Notary Public

My Commission expires: January 20, 2006

