WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/04 13:01 2pgs
Fees:13.00 Taxes:783.02

20040302-0023542

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,628.00

Lita Willison
Affiant

NOTARY PUBLIC LARGE COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/04

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M Willison	SAME	075-16-0-A-037.00CO
(NAME)	(NAME)	
5041 Walden Woods Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frank Batson Homes, Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard M Willison, and Lita A. Willison, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16, on the Plan of Phase 2-B, Walden Woods, of record in Instrument 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson Homes, Inc., by Deed from Walden Woods, LLC, a Tennessee Limited Liability Company, dated _____ and recorded in Instrument #20040302-0023541, in the Register's Office of Davidson County, Tennessee.
Being a portion of the same property conveyed to Walden Woods, LLC, A Tennessee Limited Liability Company by Deed from Wallace Realty Development, LLC, A Tennessee Limited Liability Company dated, 10/13/1998 of record in Book, 11154 page, 873 Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in Plat Instrument No. 200102260017620, and Restrictions in Book 11244, Page 105, and By-Laws of record in Book 11244, Page 120, and Charter of the Homeowner's Association in Instrument No. 200303180035838, and Storm Water Detention Agreement in Book 11258, Page 790, for said county.

This is improved ☒ unimproved property, known as 5041 Walden Woods Dr., Hermitage, TN 37076

(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 our/my hands this 2/27/04.

Frank Batson Homes Inc.,

By: Frank C. Batson
President
F.C. Batson

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Frank C. Batson, with whom I an personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the president (or other officer authorized to execute the instrument) of Frank Batson Homes, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as president (or other authorized officer)

Witness my hand and seal this 24th day of February, 2004.

Notary

My Commission Expires: 5/20/06

