WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 03/09/04 15:45 1pgs
Fees:13.00 Taxes:902.43

20040309-0027201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 243,900.00

James I. Vaughan, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Feb 04

Notary Public

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

NOTARY PUBLIC AT LARGE

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
James I Vaughan III	SAME	075-16-0-A-026.00
(NAME)	(NAME)	
605 Bayhill Ct.	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAME	
(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 **James I Vaughan III, and wife Carrie W Vaughan**, 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. 62 on the plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, 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 Quit Claim Deed from Walden Wooks, LLC as of record in Instrument No 20040309-0027200 in the Register's Office in Davidson County, TN. 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.

This is improved ☒ unimproved property, known as 605 Bayhill Ct., 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 2/18/04.

Frank Batson Homes

By: ~~Frank Batson~~, ~~President~~ Brenda Braswell Sect.
BRENDA BRASWELL, Sect

State of TN
County of Davidson

On this 18th day of February, 2004, before me appeared Brenda Braswell, ~~Frank Batson~~, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the ~~President~~ Secretary of Frank Batson Homes, Inc., and that the association has no corporate seal, and that the instrument was signed and sealed in behalf of the association by authority of its Board of Directors (trustees) and David H. Parker acknowledged the instrument to be the free at and deed of the association.

Witness my hand and seal this 18th day of February, 2004 in Nashville, TN.

NOTARY PUBLIC AT LARGE

Notary

My Commission Expires: 5/20/06