WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 278648.00

Jean C. Kendrick
Affiant

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

NOTARY PUBLIC
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
James E Kendrick	SAME	098-13-OC-07700
(NAME)	(NAME)	
1108 Seven Points Pass	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 E Kendrick, and wife Jean C Kendrick**, 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Revision One Phase Three The Meadows of Seven Points of record in Instrument No. 200210220129513.

Being the same property conveyed to Frank Batson Homes, Inc. by Quit Claim Deed from Seven Points, LLC as recorded in Instrument No 20040312-0028830. Also being the same property conveyed to Seven Points, LLC by Deed from John C Fisher and Iris P Fisher, Trustee's of the John C Fisher and Iris P Fisher Joint Revocable Trust dated, 09/09/99 of record in Book, 11656 page, 93 Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved property, known as 1108 Seven Points Pass, 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.

Davidson County DEEDWARR
Recvd: 03/12/04 15:00 1pgs
Fees:13.00 Taxes:1031.00
20040312-0028831

Frank Batson Homes

By: _____
Frank Batson, President of Frank Batson Homes, Inc.

State of TN
County of Davidson

On this 27th day of Feb., 2004, before me appeared 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 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 Frank Batson acknowledged the instrument to be the free at and deed of the association.

Witness my hand and seal this 27th day of Feb, 2004, in Nashville, TN.

NOTARY PUBLIC AT LARGE

_____
Notary Public

My Commission Expires: 5/20/06