Return to: All-Star Title, Inc. 120 Donelson Pike, Ste 201 Nashville, TN 37214 Ph: (615) 883-5882 Fax: (615) 883-7543 Davidson County DEEDWARR Recvd: 04/01/04 16:08 2pgs Fees:13.00 Taxes:884.86 20040401-0037006	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$239,150.00.** Affiant Subscribed and sworn to before me, this the 25th day of March, 2004. Notary Public My commission expires: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard T Hooten **Andrea W Hooten**	**Same**	**098-13-0-C-045.00**
5884 Seven Points Trace	**Same**	
Hermitage TN 37076	**Same**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frank Batson Homes Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard T Hooten, and wife, and Andrea W Hooten

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. 25, on the Plan of Section Two, The Meadows of Seven Points, of record in Instrument No. 20010726-0079443, 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 Seven Points, LLC, by Deed from John C Fisher and Iris P Fisher, Trustees of the John C Fisher and Iris P Fisher Joint Revocable Living Trust, dated 09/09/1999, of record in Book 11656, Page 93, Register's Office for Davidson County, TN.**

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plan of record in Instrument No. 200107260079443, and Restrictions in Book 11670, Page 822, and By-laws in Book 11670, Page 837, easements in Instrument No. 200106260067703, 200308040110080, and in Book 11738, Page 776 and in book 11681, Page 411, for said county.

Subject to association Assessment Dues to The Meadows of Seven Points Homeowner's Association.

This is improved property, known as **5884 Seven Points Trace, Hermitage TN 37076**

** Property conveyed to Frank Batson Homes, Inc. by deed from Seven Points, LLC dated 3.25.04 in Instrument No. 20040401-0037005.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 25th day of March 2004.

Frank Batson Homes Inc

CORPORATE
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Frank C. Batson, Sr. of Frank Batson Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Frank Batson Homes, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Frank Batson Homes Inc** as President.

Witness my hand, at office, this **25th** day of **March 2004.**

Notary Public

My Commission Expires:

ED TIGNOR
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.

MY COMMISSION EXPIRES:
DECEMBER 7, 2005