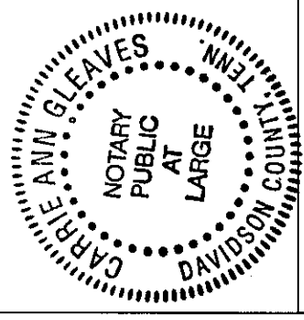
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Jonathan Batchelor | NEW OWNER | Map 95 |
| 223 Fairway Drive | | Group 3 |
| Nashville, TN 37214 | | Parcel 117 |

FOR AND IN 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

**Christopher T. Schafer and wife, Sharon A. Schafer**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Jonathan Batchelor and Michael Batchelor, joint tenants with right of survivorship**

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. 27 and the northerly part of Lot No. 28 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of Fairway Drive at the corner of Lots Nos. 26 and 27; thence with said Drive southwardly 123 feet to a point 40 feet north of the corner of Lots Nos. 28 and 29; thence eastwardly, parallel with and 40 feet north of the line between Lots Nos. 28 and 29, 293 feet, more or less, to the westerly line of Lot No. 235; thence northwardly with the westerly line of Lots Nos. 235 and 234, and 233, 180 feet, more or less, to the corner of Lots Nos. 26 and 27; thence with the line between said two lots westwardly 275.2 feet to the beginning.

Being the same property conveyed to Christopher T. Schafer and wife, Sharon A. Schafer by deed from William Lawrence Crownover and wife, Joyce Carol Crownover, of record in Book 6715, Page 704, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 223 Fairway Drive, Nashville, TN 37214

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 hands this 6th day of May, 2004.

Christopher T. Schafer

Sharon A. Schafer

Davidson County DEEDWARR
Recvd: 05/18/04 15:42 2pgs
Fees:13.00 Taxes:584.97

20040518-0058430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher T. Schafer and wife, Sharon A. Schafer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

