RECORD SECOND

Return to:
All-Star Title, Inc.
120 Donelson Pike. Ste 201
Nashville TN 37214
Fax (615) 883-754

Davidson County DEEDWARR
Recvd: 05/19/04 09:41 2pgs
Fees:13.00 Taxes:768.49
20040519-0058681

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$207,700.00.**

Christopher P. Mays
Affiant

Subscribed and sworn to before me, this the 11th day of May 2004

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

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
Christopher P Mays Valarie K. Mays	Same	075-00-203.00
4281 Rachel Donelson Pass	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

Christopher P Mays and wife, Valarie K. Mays * 20040519-0058680

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. 108, on the Plan of First Revision, Phase Four-B Heritage Meadows, of record in Instrument No. 200311110164698, 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 Heritage Meadows Phase 4, LLC dated 5/10/04 and recorded in Instrument No. _____ in the Register's Office in Davidson County. Also being the same property conveyed to Heritage Meadows Phase 4, LLC., by Deed from B & P Development, Inc., dated 10/16/2001, of record in Instrument No. 200110170113152, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded Plan of record in Instrument No. 200311110164698, and Restrictions and By-Laws in Book 10337, page 102, Book 10337, page 123 and Instrument No. 200404190044083; Strom Water Detention Agreement in Instrument No. 200311060163196, for said county.

This is improved property, known as **4281 Rachel Donelson Pass, Hermitage TN 37076**

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 the 11th day May 2004.

F. C. Batson, Sr.

Frank C. Batson Sr. President of Frank Batson Homes, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10TH DAY OF MAY 2004, before me appeared FRANK C. 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 corporation has no corporate seal, and that the instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors (trustees) and _____ _____ acknowledged the instrument to be the free at and deed of the corporation.

Witness my hand and seal this the 11th day of May 2004.

Debra Robertson

Notary

My Commission Expires : 7/29/06

DEBRA ROBERTSON
Notary Public At Large
DAVIDSON COUNTY, TENN.