Recorded 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/04 13:56 2pgs
Fees:13.00 Taxes:957.38

20040602-0064569

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,750.00.

James Charles Passons
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2004.

Notary Public

My commission expires: 7/20/06

(AFFIX SEAL)

NOTARY PUBLIC LARGE

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Charles Passons **Patricia Anne Passons**	**Same**	**098-13-0-C-088.00**
1113 Seven Points 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 CONSIDERATIONS, 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

James Charles Passons and wife, Patricia Anne Passons

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. 130, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, TN, 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 Seven Points, LLC recorded in Instrument No. 20040602-0064568 **. 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 09/09/1999, 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 Plat in Instrument No. 200210220129513, and Restrictions and By-Laws in Book 11670, page 822, and 11670, page 837; Subject to Easements in Instrument No. 200106260067703, 200308040110080, 200309220139925, and in Book 11738, page 776 and 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 **1113 Seven Points 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 27th day of **May, 2004.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th DAY OF May, 2004, before me appeared **Frank C. Batson Sr.** 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 **Frank C. Batson Sr.** acknowledged the instrument to be the free act and deed of the corporation.

Witness my hand and seal this 27th DAY OF May, 2004 in Nashville, TN.

Notary

My Commission Expires : 5/20/06

NOTARY PUBLIC AT LARGE