WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 14:10 2pgs
Fees:13.00 Taxes:633.63
20040603-0065480

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$171,250.00.**

George M. Baker Jr.
Affiant

Subscribed and sworn to before me, this the 25th day of May, 2004.

NOTARY PUBLIC AT LARGE COUNTY

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

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

Address of New Owner(s) as follows: **George M Baker Jr.**	Send Tax Bills To: **Chase Manhattan Mtg Corp.**	Map-Parcel Numbers **075-11-0-A-102.00 CO**
4232 Rachel Donelson Pass	**5409 Maryland Way, Ste 202**	
Hermitage TN 37076	**Brentwood, TN 37027**	

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

George M Baker Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 128, on the Plan of First Revision, Phase Four-A, Heritage Meadows, of record in Instrument 200201230009310, 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 09/23/03, of record in Instrument No. 200310010145157, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Instrument No. 200201230009310; and Restrictions and By-laws in Book 10337, page 102, Book 10337, page 123 and Instrument No. 200206240075432; Storm Water Detention Agreement in Instrument No. 200311060163196, for said county.

Subject to association Assessments.

This is improved property, known as **4232 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 **25th** day of **May, 2004.**

Frank Batson Homes Inc

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Frank C. Batson, made oath that he/she/they executed the forgoing as the President of Frank Batson Homes Inc. for the purposes contained therein.

NOTARY PUBLIC

My Commission expires: 5/20/86

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY