03

Realty Title 48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

Davidson County DEEDWARR
Recvd: 06/11/04 08:52 2pgs
Fees:13.00 Taxes:798.83
20040611-0069272

**03-0405-31958**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $215,900.00**

Maurice A.D. Dufault
**Affiant**

NOTARY PUBLIC AT LARGE WILLIAMSON CO

**Subscribed and sworn to before me, this 2nd day of June, 2004.**

**Notary Public**
**My commission expires: 03/14/05**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Maurice A. D. Dufault | Navy Federal Credit Union | 126-15-0 288.0 |
| 8124 Settlers Way | 820 Follin Lane | |
| Nashville TN 37221 | Vienna, VA 22180 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold H. Batson and wife, Brenda F. Batson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maurice A. D. Dufault and wife, Linda Dufault, hereinafter called the Grantees, their successors 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. 64 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Harold H. Batson and, Brenda F. Batson, husband and wife, by deed from NVR, INC., T/A Ryan Homes, A Virginia Corporation, of record in Instrument No. 20020328-0038208, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 8124 Settlers Way, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of June, 2004.

Harold H. Batson

Brenda F. Batson

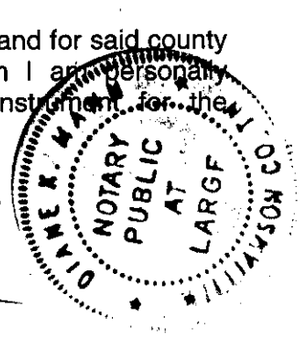
Harold H. Batson

Brenda F. Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold H. Batson and Brenda F. Batson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of June, 2004.




Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05