Davidson County DEEDWARR
Recvd: 06/21/04 13:18 2pgs
Fees:13.00 Taxes:946.63
20040621-0073183

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$255,845.00.**

Riaan Vanderwalt
Affiant

NOTARY PUBLIC AT LARGE

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

Notary Public

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

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
Riaan Vanderwalt **Moira Vanderwalt**	**Same**	**075-16-0-A-023.00**
617 Bayhill Court	**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

Riaan Vanderwalt and wife, Moira Vanderwalt

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. 59 on the plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, page 909, 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 Walden Woods, LLC recorded in Instrument No. *20040621-0073182 **. Also being the same property conveyed to Walden Woods, LLC, A Tennessee Limited Liability Company, by Deed from Wallace Realty Development, LLC, A Tennessee Limited Liability Company, dated 10/13/1998, of record in Book 11154, page 873, Register's Office for Davidson County, TN.**

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 9700, page 909; Restrictions in Book 11244, page 105; By-Laws in Book 11244, page 120; Charter in Instrument no. 200303180035838 and Instrument No. 200304280056611; Articles of Organization Limited Liability Company for Walden Woods LLC in Book 11154, page 870; Storm Water Detention Agreement in Book 11258, page 790, for said county.

Subject to Association Assessment Dues to Walden Woods Homeowners Association.

This is improved property, known as **617 Bayhill Court, 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 ~~XX~~ 11TH day of June **2004.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th DAY OF June, 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 11th DAY OF June, 2004 in Nashville, TN.

Notary

My Commission Expires : 5/20/06

