WARRANTY DEED 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 **$215,432.00** Affiant Subscribed and sworn to before me, this the 25th day of June 2004. Notary Public My commission expires: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
William Forrest Bell **Wanda Sue Bell**	**Same**	Part of 075-105.00
305 Wiles 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

William Forrest Bell and wife, Wanda Sue Bell

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:

Land in Davidson County, Tennessee, being Lot/Unit No. 305, on the Plan of Phase Four, Stoner's Glen of Record in Instrument No. 20040107000285l, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stoners Glen, LLC, by Deed from Hubert Wiles and wife, Ruth Wiles, dated, 01/15/2004 in Instrument No. 200401150006268, Register's Office for Davidson County, TN, and being the same property conveyed to Stoner's Glen, LLC., A Tennessee Limited Liability Company by Deed from Walter Eugene Hughes and wife, Mary Jo Hughes, dated 04/07/2002, in Instrument No. 200004100035682, Registers Office for Davidson County, TN. And further conveyed to Frank Batson Homes Inc. by deed from Stoner's Glen dated 6/25/04 and recorded in Instrument # * for said County.

2004 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to indemnify and hold harmless Grantors from liability and loss from such taxes, subject to the obligations of Grantors and Grantee to adjust the tax proration in the event 2004 taxes are different from the taxes upon which the proration hereunder was based.

This is improved property, known as **305 Wiles Court, Hermitage, TN 37076** * 20040701-0078320

Davidson County DEEDWARR
Recvd: 07/01/04 10:36 2pgs
Fees:13.00 Taxes:797.10
20040701-0078321

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 June **2004.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th DAY OF JUNE 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 **Frank C. Batson** acknowledged the instrument to be the free act and deed of the corporation.

Witness my hand and seal this 25th DAY OF JUNE 2004 in Nashville, TN.

Notary

My Commission Expires : 5/20/06

NOTARY PUBLIC AT LARGE