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

Davidson County DEEDWARR
Recvd: 07/08/04 14:13 2pgs
Fees:13.00 Taxes:805.25
20040708-0081335

**Warranty Deed**

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2005

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$217,637.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June 2004.

Notary Public

My commission expires: _____
(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 |
|---|---|---|
| **Craig Allen Warrick**<br>**Trishia Marie Warrick** | Chase Manhattan | **075-11-0-A-119.00 CO** |
| **4269 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

**Craig Allen Warrick and wife, Trishia Marie Warrick**

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. 115, on the Plan of First Revision, Phase Four-B Heritage Meadows, of record in Instrument No. 200311110164698, 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 Heritage Meadows Phase 4, LLC, by Deed from B & P Developments, Inc., dated 10/16/2001, of record in Instrument No. 200110170113152, Register's Office for Davidson County, TN. And further conveyed to Frank Batson Homes Inc by deed dated 6-30-04, and recorded in Instruement # ~~X~~, Register Office for said County.**

* 20040708-0081334

This is improved property, known as **4269 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 30th day of June **2004.**

Frank Batson Home Inc.

**Frank C. Batson, President**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 30TH 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 30TH DAY OF JUNE 2004 in Nashville, TN.

Notary

My Commission Expires :_____

PUBLIC
AT
LARGE
DAVIDSON CO.

COMMISSION EXPIRES:
JANUARY 28, 2006