FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian Webb	New Owner	Map 98
1404 Johns Meadows Cove		Group 13-0-C
Hermitage, TN 37076		Parcel 49-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Frank Batson Quality Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brian Webb, married
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. 29, on the Plan of Section Two, The Meadows of Seven Points, of record in Instrument 20010726-0079433, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property coneyed to Frank Batson Quality Homes, Inc. by Quitclaim Deed from Seven Points, LLC, of record in Instrument 20040810-0096474, said Register's Office.

This conveyance is made subject to: 1) 2004 taxes which have been prorated and assumed by the Grantees, 2) All matters appearing on the Plan of record in Instrument 200107260079433, said Register's Office and 3) Landscape Easement of record in Book 11738, page 776 and Storm Water Detention Agreement of record in Instrument 200106260067703, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 11670, page 822; and Book 11670, page 837, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1404 Johns Meadows Cove, 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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this 4th day of August, 2004.

Frank Batson Quality Homes, Inc.

BY: _____
Frank C. Batson
President

Davidson County DEEDWARR
Recvd: 08/10/04 11:44 2pgs
Fees:13.00 Taxes:946.83

20040810-0096475

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Frank Batson Quality Homes, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President.

Witness my hand and official seal at office at Nashville, TN on this the 4th day of August, 2004.

My Commission Expires: 01/27/07

Notary Public _____

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY