THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23320-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $46,000.00. Affiant Subscribed and sworn to before me this 9th day of September, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Richard B. Batson, Jr. 4845 Gillespie Drive Antioch, TN 37013	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.148.14-0 Parcel No. 293.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marion Clyde Robertson and wife, Bertie E. Robertson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard B. Batson, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4830 Gillespie Drive, Antioch, TN 37013

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note dated July 11, 1986, in the original principal sum of $40,482.00, payable to Troy & Nichols, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6917, page 614, said Register's Office. Said Deed of trust having been assigned to New South Federal Savings Bank by instrument of record in Book 8352, page 175, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of September, 2004.

Marion Clyde Robertson

Bertie E. Robertson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marion Clyde Robertson and wife, Bertie E. Robertson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 09/14/04 14:36 2pgs
Fees:13.00 Taxes:170.20

20040914-0110868

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot 74B on the Plan of Zone-Lot Division Lots 74, 75 and 76 Haywood Forest Section Three as of record in Plat Book 5200, page 245, amended in Plat Book 5800, page 234, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marion Clyde Robertson and wife, Bertie E. Robertson by deed dated August 6, 1999 from N. Michael Tankersly, married of record in Book 11624, page 474, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive covenants contained in an instrument of record in Book 5583, page 115, Book 6101, page 505, and Book 6178, page 85 Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 5200, page 245, amended in Plat Book 5800, page 234, Register's Office for Davidson County, Tennessee.