FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLS 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 $ 226,882.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(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:
Carlos Cobos	New Owner	Map 075
317 Wiles Court		Group 15-0-A
Hermitage, TN 37076		Parcel 317.00

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 Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carlos Cobos and wife, Nilda S. Cobos
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/Unit No. 317, on the Plan of Phase Four, Stoner's Glen of record in Instrument 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument 20040712-0082694, and Amendment of record in Instrument 20040115-0006286, 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 Quitclaim Deed from Stoner's Glen, LLC, of record in Instrument 20041122-0139731, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200005260052723; Instrument 20001215-0123565; Instrument 20020115-0006136; and Instrument 20040115-0006286, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument 20040712-0082694, and Amendment of record in Instrument 20040115-0006286, said Register's Office; and (3) Easement to L & N Railroad of record in Book 4771, Page 495, said Register's Office; and (4) Storm Water Detention Agreement of record in Instrument 20031202-0173057, 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 317 Wiles 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, 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 17th day of November, 2004.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

Davidson County DEEDWARR
Recvd: 11/22/04 12:25 2pgs
Fees:13.00 Taxes:839.46
20041122-0139732

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 oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed 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, Tennessee, on this the 17th day of November, 2004.

My Commission Expires: ~~01/27/07~~
11/29/05

Notary Public

