This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
Douglas E. Betty and Laura R. Betty
4226 Lone Oak Road
Nashville, TN 37215

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 03/18/05 13:41 2 pgs
Fees:13.00 Taxes:532.43

20050318-0030021

MAP AND PARCEL:
MAP 118-05-0
PARCEL 82.00
16DA-05190

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Douglas E. Betty and wife, Laura R. Betty, the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, BATTLEFIELD TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Douglas E. Betty and wife, Laura R. Betty, 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. 4, on the Plan of J. Leroy Davis' Subdivision of part of Lot No. 6 in Noelton, not of record, and part of Lot No. 6 on the unrecorded subdivision of Noelton, described together according to a survey made by Z. J. Wilkins, Surveyor, May 22, 1942, as follows:

BEGINNING on the northerly margin of Battlefield Drive at the southeast corner of the property conveyed to Nancy Ellen Latta by deed from William H. Bailey and wife, of record in Book 1416, Page 300, said Register's Office; thence with Latta's easterly line northwardly 327 feet to the southerly right-of-way of the T.C.R.R.; thence with said right-of-way line eastwardly 78 feet; thence southwardly 337.4 feet to the northerly margin of Battlefield Drive; thence with said Drive, westwardly 74 feet to the beginning (included in the above description but excluded therefrom as conveyed to the State of Tennessee, of record in Book 4764, Page 518, Register's Office for Davidson County, Tennessee)

Being the same property conveyed to BATTLEFIELD TRUST by deed from William J. Roberts, Jr., of record in INST: 20040316-0029844, Register's Office for Davidson County, Tennessee.

This is improved property known as 1006 Battlefield Drive, Nashville, TN 37204.

This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and assumed by grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas E. Betty and wife, Laura R. Betty, their heirs and assigns, forever; and Dawn Leniger, Trustee of the BATTLEFIELD TRUST does covenant with the said Grantees that it is seized and possessed of said land, has a good right to convey it; and it does further covenant and bind itself, its representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever 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, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 16th day of March, 2005.

BATTLEFIELD TRUST

Dawn Leniger, Trustee

Dawn Leniger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dawn Leniger, Trustee, BATTLEFIELD TRUST the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 143,900.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008