Box 31-B
SMR
RITA

INSTRUMENT PREPARED BY:
SHERRARD & ROE, PLC (MGK)
424 CHURCH STREET, SUITE 2000
NASHVILLE, TN 37219
TELEPHONE: 615-742-4200

Davidson County DEEDWARR
Recvd: 04/01/05 09:50 4 pgs
Fees:23.00 Taxes:629.00
20050401-0035302

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To: as Follows:	Map/Parcel Numbers
Kenneth Gerard Battan 4180 Cedar Creek Road Boca Raton, Florida 33487	Same	Map 131-3-C, Parcel 199

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in cash, in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Modesto M. Battan (the "Grantor"), does hereby transfer and convey all of his right, title and interest in and to the following described real estate to Kenneth Gerard Battan (the "Grantee"), located and situated in the City of Nashville, Davidson County, Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This is improved real property located at 4400 Belmont Park Terrace, Unit 199, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, his heirs, successors and assigns, forever in fee simple.

Grantor further covenants and binds himself, his heirs, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance, and the use and occupancy of this real estate, shall be subject to the matters described in Exhibit B attached hereto.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the undersigned Grantor has executed this deed, on the 1st day of April, 2005.

Modesto M. Battan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared (or proved to me on the basis of satisfactory evidence) Modesto M. Battan, with within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Given under my hand and official seal of office in Nashville Tennessee, this the 1st day of April, 2005.

NOTARY PUBLIC

(SEAL)
My commission expires: 5/30/2007

MICHEL G. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Michel G. Kaplan
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $170,000.00

Affiant

Sworn to and subscribed before me, this 1st day of April, 2005.

My Commission Expires: 5/30/2007

Notary Public

MICHEL G. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Michel G. Kaplan
My Commission Expires
2007
TENNESSEE

326387.01 6579-0001

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Building Site No. 199 on the Plan of Arden Place, Section VII, as of record in Book 4955, page 90, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Modesto M. Battan and wife, Helen M. Battan, by deed from Dorsey C. Reed and wife, Barbara S. Reed, of record in Book 6378, page 828, Register's Office for Davidson County, Tennessee; the said Helen M. Battan having since died title now vests in Modesto M. Battan.

EXHIBIT B

1. Taxes for 2005 and subsequent years.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, as amended in Book 4819, page 564, and in Book 4916, page 277 and in Book 5019, page 942, in Book 5091, page 66, and further amended in Book 5129, page 120; in Book 5163, page 394, in Book 5231, page 375; in Book 5351, page 592; and in Book 5514, page 636, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plat of Arden Place, Section Seven, of record in Plat Book 4955, page 90, said Register's Office and all visible easements and encroachments.

4. All other matters of record as may affect the real property.