FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,375.00

William A. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2005

Notary Public: ~~Zana C. Petty~~

MY COMMISSION EXPIRES: ~~01/27/07~~ 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/05/05 10:19 2 pgs
Fees:13.00 Taxes:711.79
20050705-0076665

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:
William A. Watkins	Primary Residential Mortgage, Inc.	Map 75-11-0
4249 Rachel Donelson Pass	4750 West Wiley Post Way, #200	Group A
Hermitage, TN 37076	Salt Lake City, UT 84116	Parcel 110 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 Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William A. Watkins and wife, Venecia E. Watkins
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. 120, on the Plan of First Revision, Phase Four-A, Heritage Meadows, of record in Instrument 20020123-0009310, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Heritage Meadows Phase 4, LLC by deed from B & P Developments, Inc., of record in Instrument 20011017-0113152, dated October 16, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10337, Page 102; Instrument 20020624-0075432 and Book 10337, Page 123, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument 20020123-0009310, said Register's Office; and (3) Easement to BellSouth Telecommunications of record in Book 10613, Page 652, said Register's Office; (4) Deed of Conveyance of record in Book 10693, Page 737, Register's Office for said County; (5) Charter for HOA of record in Book 11114, Page 771, Register's Office for said County.

Quitclaim Deed of record in Instrument 20050705-0076664, Register's Office said County.

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 4249 Rachel Donelson Pass, 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 30th day of June, 2005.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

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. Batspn 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 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, Tennessee on this the 30th day of June, 2005.

My Commission Expires: 1/27/07

Notary Public

