Davidson County DEEDWARR
Recvd: 08/19/05 13:58 2 pg
Fees:13.00 Taxes:277.50

20050819-0099127

WARRANTY DEED

Return to:
First National Financial Title
25 Century Blvd. Ste. 203
Nashville, TN 37214
N14227

NOTARY C. PETTY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(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:
Julie Randall	ABN AMRO Mortgage Group, Inc.	Map 096
764 Fitzpatrick Road	2600 W. Big Beaver Road	Group 16-0
Nashville, TN 37214	Troy, MI 48084	Parcel 174.00

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 C. Batson and wife, Judy W. Batson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Julie Randall

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. 261-B, Zone Lot Division of Lots 260, 261, 262, 263, 265 and 267, Larchwood Subdivision, Section Three, of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, 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 C. Batson and wife, Judy W. Batson by Quitclaim Deed from Ronald G. Grizzard and wife, Debra V. Grizzard, of record in Instrument 20021231-0162744, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6076, Page 69 and Book 6122, Page 482, said Register's Office.

This conveyance is subject to: (1) 2005 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing in Plat of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, said Register's Office.

Power of Attorney of record in Book 5292, Page 774, 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 764 Fitzpatrick Road, Nashville, TN 37214

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 our hands this 16th day of August, 2005.

Frank C. Batson

Judy W. Batson by Frank Cope Batson att'y in fact

By: Frank Cope Batson, Attorney-In-Fact

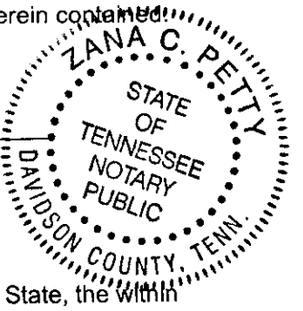
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2005.

My Commission Expires: 01/27/07

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frank Cope Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Judy W. Batson as her Attorney in Fact as the free act and deed of the within named Judy W. Batson.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of August, 2005.

My Commission Expires: 01/27/07

Notary Public

