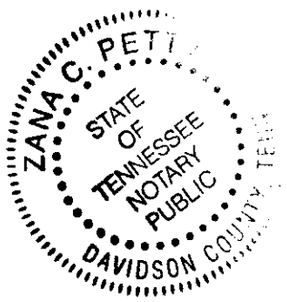
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(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: |
|---|---|---|
| Laura M. Farmer | New Owner | Map 098 |
| 901 W Point Cv | | Group 13-0-C |
| Hermitage, TN 37076 | | Parcel 010.00-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 C. Batson, III and wife, Ginger Frazier Batson**

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

**Laura M. Farmer, unmarried**

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. 10, on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Pages 18-20, 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, III and wife, Ginger Frazier Batson by Quitclaim Deed from Seven Points, LLC, of record in Instrument 20041004-0119154, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 11670, Page 822 and Book 11670, Page 837, said Register's Office.

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 Book 11700, Pages 18-20, said Register's Office; (3) Easement of record in Book 11738, Page 776, said Register's Office; (4) Storm Water Easement of record in Book 11681, Page 411, said Register's Office.

Power of Attorney of record in Instrument 20050913-0109963 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 901 W Point Cv, 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 our hands this 9th day of September, 2005.

Frank C. Batson, III

Ginger Frazier Batson by: Frank C. Batson, III Atty - In - Fact
Ginger Frazier Batson
By: Frank C. Batson, III, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/13/05 12:43 2 pgs
Fees:13.00 Taxes:1065.60

20050913-0109966

FILE BOX 45

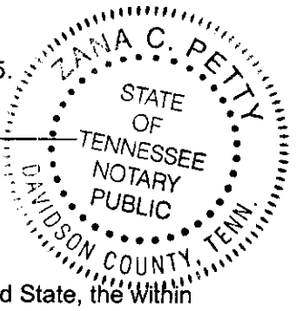
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson, III, 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 9th day of September, 2005.

My Commission Expires: 01/27/07

Notary Public



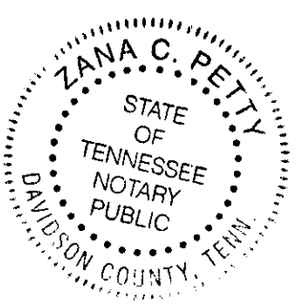

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frank C. Batson, III, 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 Ginger Frazier Batson as her Attorney in Fact as the free act and deed of the within named Ginger Frazier Batson.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2005.

My Commission Expires: 01/27/07

Notary Public




FILE BOX 45