Prepared from information furnished by the parties

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 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:
Frank Batson Homes, Inc.	NEW OWNER	Map 98
120 Donelson Pike		Group 6-A
Nashville, TN 37214		Parcel 17, 18, 20, 21, 62, 63, 95, 96

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

Bridgewater Hermitage, LLC

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

Frank Batson Homes, Inc.

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 Units A & B of Lot 52D, 53D, 65D and 78D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Bridgewater Hermitage, LLC, by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F. E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20051024-0128043, and Supplemented in Instrument 20051122-0141076, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20051104-0133897, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office.

Unit A, Lot 52D, 1238 Chickadee Circle - Hermitage, TN 37076
Unit B, Lot 52D, 1236 Chickadee Circle - Hermitage, TN 37076
Unit A, Lot 53D, 1234 Chickadee Circle - Hermitage, TN 37076
Unit B, Lot 53D, 1232 Chickadee Circle - Hermitage, TN 37076
Unit A, Lot 65D, 1221 Chickadee Circle - Hermitage, TN 37076
Unit B, Lot 65D, 1223 Chickadee Circle - Hermitage, TN 37076
Unit A, Lot 78D, 1006 Larkwood Drive - Hermitage, TN 37076
Unit B, Lot 78D, 1004 Larkwood Drive - Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/21/05 11:08 2 pgs
Fees:13.00 Taxes:1021.20
20051221-0152837

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 (X)

This is Improved ( ) property, known as Larkwood Dr. & Chickadee Cr. (see list), 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,

FILE BOX 45

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 20th day of December, 2005.

Bridgewater Hermitage, LLC

BY: _____ Chief Manager

Frank C. Batson, Chief Manager

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 upon his oath acknowledged himself to be the Chief Manager of Bridgewater Hermitage, LLC, the within named bargainer, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bridgewater Hermitage, LLC, by the said Frank C. Batson, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2005.

My Commission Expires: 01/27/07

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.