WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 12:01 2 pgs
Fees:13.00 Taxes:961.63

20060106-0002284

G-VRE-05-5173

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

H. John Batty III
Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2005.

PATRICK MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 4-25-06

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires APRIL 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. John Batty III.	CTX Mortgage Company	
5173 Traceway Drive (ADDRESS)	801 94th Avenue North (ADDRESS)	155-16A-113.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	St. Petersburg, FLA 33702 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANA L. BAZZOLI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto H. JOHN BATTY III. AND WIFE, CASSANDRA L. BATTY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 326 ON THE PLAN OF TRACESIDE SECTION FOUR, OF RECORD IN BOOK 9700, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM 2728 HOLDING CORPORATION, A NEVADA CORPORATION, AND CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP TO JANA L. BAZZOLI AND SONDRA D. OUZTS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 3RD DAY OF OCTOBER, 1996 IN BOOK 10213, PAGE 757 AND QUITCLAIM DEED FROM JANA L. BAZZOLI AND SONDRA D. OUZTS TO JANA L. BAZZOLI AS RECORDED ON THE 21ST DAY OF NOVEMBER, 1997 IN BOOK 10693, PAGE 17, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9700, page 125; Book 9435, page 493; Book 9677, page 675; Book 9668, page 899; Book 9668, page 894; Book 7900, page 705, Book 10355, page 859; and Instrument Number 200003290031455, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5173 Traceway Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of December, 2005.

Jana L. Bazzoli by Sondra Ouzts, Attorney in Fact
Jana L. Bazzoli

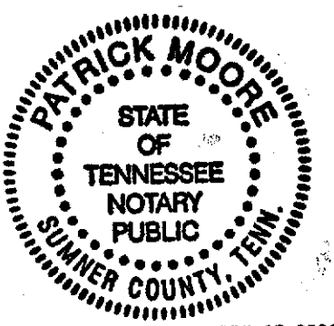
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra Curtis, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jana L. Bazzoli and acknowledged that he/she executed the same as the free act and deed of the said Jana L. Bazzoli.

Witness my hand and official seal at Davidson County, TN
on this the 29th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903