WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,962.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of May, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
John Scott Dender	Mortgage Resources, Inc.	Map 098
1137 Seven Points Pass	3441 Lebanon Pike, Suite 112	Group 13-0-C
Hermitage, TN 37076	Hermitage, TN 37076	Parcel 160.00

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 Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John Scott Dender and wife, Jill Elizabeth Dender
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. 84, on the Plan of Phase Four, Section Four, The Meadows of Seven Points of record in Instrument 20051129-0143430, 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 Batson Homes, Inc. by Quitclaim Deed from Seven Points, LLC, of record in Instrument 20060519-0059000, said Register's Office.

This conveyance is subject to (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plat of record in Instrument 20051129-0143430, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10337, page 102, Book 11670, page 822, and Book 11670, page 837, 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 1137 Seven Points 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 17th day of May, 2006.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson
President

Davidson County DEEDWARR
Recvd: 05/19/06 10:27 2 pgs
Fees:13.00 Taxes:1409.56

20060519-0059001

FILE BOX 45

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. Batson, 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 as such President, being authorized so to do, executed 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 this the 17th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

