WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MYCOUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 166,000.00

Elizabeth Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of September, 2006.

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09

(AFFIX SEAL)

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERALDINE BATSON	American Home MOrtgage	53-13 70
(NAME) 1409 JOE PYRON DRIVE	(NAME) 520 Broadholow Road	
(ADDRESS) MADISON, TN, 37115	(ADDRESS) Mellville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **ANDY WHITAKER and wife, PATRICE WHITAKER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALDINE BATSON, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 3 on the Plan of Kimbolton Phase I, a Planned Unit Development, of record in Plat Book 6900, pages 276, 277, and 278, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to Andy Whitaker and wife, Patrice Whitaker by deed dated April 10, 2001 from Erik Q. Brown and wife, Vanessa L. Brown, of record in Instrument No. 200104100035258, Register's Office for Davidson County, Tennessee

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.

Davidson County DEEDWARR
Recvd: 10/11/06 11:15 2 pgs
Fees:13.00 Taxes:614.20
20061011-0126252

Witness my/our hand(s) this 28th day of September, 2006..

ANDY WHITAKER Seller

PATRICE WHITAKER, Seller

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 ANDY WHITAKER and PATRICE WHITAKER, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this the 28th **day of September, 2006.**

My Commission Exp. Jan. 26, 2008

My Commission Expires: _____

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203