WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,912.00

RCB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

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

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:
Martin Jamrose	Freedom Mortgage Corporation	Map 098
6105 Hagars Grove Pass	400 Interstate N., Pkwy. 580	Group 10-0-A
Hermitage, TN 37076-5606	Atlanta, GA 30339	Parcel 047.00-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 Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Martin Jamrose and Rachael Hernandez, both unmarried, tenants in common with full right of survivorship
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. 30 on the Plan of Hagars Grove, Phase Two, of record in Instrument 200507080079562, 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 Hagar's Grove, LLC by deed from Madge Lee Hagar Self, of record in Instrument 200306240086872, recorded on June 24, 2003, said Register's Office.
S.O.T. Quitclaim deed 20061025013223 2
This conveyance is subject to Restrictive Covenants of record in Instrument 200406030065607, Register's Office for said County.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Instrument 200507080079562; and (2) Utility Easement of record in Instrument 200308270124254, 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 6105 Hagars Grove Pass, Hermitage, TN 37076-5606

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 23rd day of October, 2006.

Frank Batson Homes, Inc.

BY: RCB
Frank C. Batson
President

Davidson County DEEDWARR
Recvd: 10/25/06 10:43 2 pgs
Fees:13.00 Taxes:1083.77
20061025-0132233

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 oath acknowledged himself to be the President 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 at office at Nashville, TN on this the 23rd day of October, 2006.

My Commission Expires: 1-27-07

Notary Public

