Davidson County DEEDWARR
Recvd: 10/26/06 13:47 2 pgs
Fees:13.00 Taxes:447.00

20061026-0133011

WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 120,811.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01727 PREGONT CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Matt Pregont and Angel Pregont	same	MAP:
315 Hancock Street		Parcel:82-07 179.00
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GRANT BATSON, AND WIFE JILL BATSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MATT PREGONT, AND WIFE, ANGEL PREGONT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 315 Hancock Street, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 23rd day of October, 2006.

Grant Batson

Jill Batson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, GRANT BATSON AND JILL BATSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 23rd day of October, 2006.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 39 ON THE EAST NASHVILLE REAL ESTATE'S COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 39 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HANCOCK STREET AND RUNS BACK BETWEEN PARALLEL LINES 176 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GRANT BATSON, THEIR SUCCESSOR OR SUCCESSORS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED SEPT. 26, 2005 AND KNOWN AS HANCOCK TRUST BY WARRANTY DEED FROM GRANT BATSON AND JILL BATSON, RECORDED ON THE 7TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051007-0121396, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING ALSO THE SAME PROPERTY CONVEYED TO GRANT BATSON AND WIFE, JILL BATSON BY WARRANTY DEED FROM MARK HAMILTON, A MARRIED PERSON, RECORDED THE 12TH DAY OF JULY, 2005, IN INSTRUMENT NO. 20050712-0080319, AND TO MARK HAMILTON, A MARRIED PERSON BY WARRANTY DEED FROM GLEN WALLIS AND WIFE, RUTH W. WALLIS, RECORDED THE 20TH DAY OF JULY, 2001, IN INSTRUMENT NO. 20010720-0077363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO GRANT BATSON AND WIFE, JILL BATSON BY QUITCLAIM DEED RECORDED APRIL 18, 2006 AT INSTRUMENT NO. 20060418-0044364, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.