Davidson County DEEDWARR
Recvd: 07/05/07 08:22 2 pgs
Fees:13.00 Taxes:1757.50
20070705-0079728

This instrument prepared by:
Martha Brooke Perry, Atty.
**BALTHROP, PERRY & NOE**
**An Association of Attorneys**
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Benjamin H.Perry

TO: NEW OWNER
Stuart Battersby and wife Erin Battersby
842 Bresslyn Road
Nashville, TN 37205

MAP & PARCEL:

102-15-0-061.00

SEND TAX BILLS TO: SAME

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# WARRANTY DEED

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For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Benjamin H. Perry, unmarried, Grantor herein, have bargained and sold and by these presents do convey unto Stuart Battersby and wife, Erin Battersby, Grantees herein, their heirs, successors, and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 232, on the Plan of Brook Meade, Section IV, of record in Book 2331, pages 3 & 4, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Benjamin H. Perry by deed from Betty R. Robertson, through her Court-appointed Conservator, James Alan Robertson, pursuant to Order for Appointment of a Conservator of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05P-513, of record in Instrument Number 20070116-0005618, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 842 Bresslyn Road, Nashville, TN 37205.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors, and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of July, 2007.

BENJAMIN H. PERRY

STATE OF TENNESSEE )
COUNTY OF CHEATHAM )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BENJAMIN H. PERRY, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 2nd day of July, 2007.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-16-08

STATE OF TENNESSEE )
)
COUNTY OF ~~DAVIDSON~~ Cheatham )

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

SWORN to and subscribed before me
this the 2nd day of July, 2007.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 9-16-08