Davidson County DEEDWARR
Recvd: 07/09/07 10:41 3 pgs
Fees:18.00 Taxes:1665.00
20070709-0081397

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Jack Douglas Rainey Sr. **Affiant** Subscribed and sworn to before me, this 6th day of July, 2007. Notary Public My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

Address New Owner As Follows: HR Properties of Tennessee 4219 Hillsboro Road Suite 332 Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 130-08-0-089.00 7DA 45385

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY BATSON HOBBS AND RICHARD NEAL BATSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do

transfer and convey unto **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sneed Estates, as of record in Book 2133, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 133 feet on the west side of Lindawood Drive and runs back between parallel lines 304 feet to a dead line.

Being the same property conveyed to John H. Batson and wife, Mildred Neal Batson, a 2/3 interest and Mrs. Fannie Neal, a 1/3 interest, by deed from Harmony Homes, Inc., of record in Book 2536, page 491, Register's Office for Davidson County, Tennessee; the said Fannie Neal having died intestate, leaving as her only heir at law, Mildred Neal Batson; the said John H. Batson having predeceased Mildred Neal Batson, title thereby vesting in her as surviving tenant by the entirety and as his only devisee; the said Mildred Neal Batson having since died and by her will admitted to probate and recorded by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 07P-989, title passed to Richard Neal Batson and Peggy Batson Hobbs as her devisees. The above facts are set forth in Affidavit of Heirship of record as Instrument No. 20070625-0075630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, page 10, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of the Grantors or their spouses.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 4303 Lindawood Drive, Nashville, TN 37215.

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 we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs 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 arising by, through or under the Grantors, but not otherwise.

WITNESS our hands this 29th day of June, 2007.

Peggy Batson Hobbs

Peggy Batson Hobbs

Richard Neal Batson

Richard Neal Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy Batson Hobbs,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of July, 2007.

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My Commission Expires:

STATE OF Colorado)
COUNTY OF Park)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Neal Batson,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of June, 2007.

Cara L Haugan

Notary Public

My Commission Expires: Feb 6, 2011

NOTARY PUBLIC
CARA L. HAUGAN
STATE OF COLORADO

319829.1/200736