WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/07 14:09 2 pgs
Fees:13.00 Taxes:962.00

20070731-0090874

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Birdie S. Dickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

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:
Birdie S. Dickson	First Tennessee Home Loans	Map 98
1004 East Point Cove	1555 W. Walnut Hill Lane; Ste 200	Group 13-0-C
Hermitage, TN 37076	Irving, TX 75038	Parcel 13

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 C. Batson, III and wife, Ginger Frazier Batson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Birdie S. Dickson, an unmarried woman

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. 13, on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank C. Batson, III and wife, Ginger Frazier Batson, by Quitclaim Deed from Seven Points, LLC, of record in Instrument 20030917-0137579, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11670, Page 822, and Book 11670, Page 837, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Pages 18-20, said Register's Office; (3) Easement of record in Book 11738, Page 776, said Register's Office; (4) Storm Water Detention Agreement of record in Book 11681, Page 411, 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 1004 East Point Cove, Hermitage, TN 37076

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 our hands this 30th day of July, 2007.

Frank C. Batson, III

Ginger Frazier Batson

FILE BOX 45

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 Frank C. Batson, III and wife, Ginger Frazier Batson, 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 Nashville, Tennessee, this 30 day of July, 2007.

My Commission Expires: 11/22/10

Notary Public

