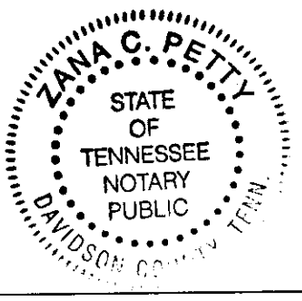
Prepared from information furnished by the parties

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,249.05

X Frank C Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of October, 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:
Frank Batson Homes, Inc.	NEW OWNER	Parcel ID: 98-6-0-A-247, 248, 249, 259, 260, 266, 267
120 Donelson Pike		and
Nashville, TN 37214		98-6-0-B-47, 48, 89, 90

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

Bridgewater Hermitage, LLC

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

Frank Batson Homes, Inc.

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 Nos. 221, 222, 223, 233, 234, 240, & 241, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 20070419-0047123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Bridgewater Hermitage, LLC, by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F. E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, said Register's Office.

This conveyance is subject to the Master Restrictions and By-Laws of record in Instrument 20051024-0128043, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20070419-0047123, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20050222-0019150, said Register's Office.

AND,

BEING Units A & B of Lots 60D and 76D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, 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 Bridgewater Hermitage, LLC, by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F. E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, said Register's Office.

This conveyance is subject to the Master Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; and Instrument 20061004-0122802, 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 Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (5) Storm Water Easements of record in Instrument 20050222-0019150 and Instrument 20060120-0008000, said Register's Office.

Property Addresses:

Davidson County DEEDWARR
Recvd: 10/02/07 15:42 2 pgs
Fees:13.00 Taxes:2072.92
20071002-0117629

Lot 221 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-247
Lot 222 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-248
Lot 223 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-249
Lot 233 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-259
Lot 234 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-260
Lot 240 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-266
Lot 241 - Hawk's Nest Drive - Hermitage, TN 37076 - Parcel #98-6-0-A-267

and,

Unit A - Lot 60D - 1115 Chickadee Circle - Hermitage, TN 37076 - Parcel #98-6-0-B-47
Unit B - Lot 60D - 1117 Chickadee Circle - Hermitage, TN 37076 - Parcel #98-6-0-B-48
Unit A - Lot 76D - 1102 Chickadee Circle - Hermitage, TN 37076 - Parcel #98-6-0-B-89
Unit B - Lot 76D - 1100 Chickadee Circle - Hermitage, TN 37076 - Parcel #98-6-0-B-90

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 (X)

This is Improved ( ) property, known as See List, 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 my hand this 1st day of October, 2007.

Bridgewater Hermitage, LLC

BY: FCB Chief Manager

Frank C. Batson, Chief Manager

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged himself to be the Chief Manager of Bridgewater Hermitage, LLC, the within named bargainer, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bridgewater Hermitage, LLC, by the said Frank C. Batson, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2007.

My Commission Expires: 11-22-10

Notary Public

