(1)

SPECIAL WARRANTY DEED

TO: Garry Batson and wife, Lizbeth Renee Batson

FROM: Jon Small and Jeanine Small

This instrument was prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Garry Batson 5150 Remington Dr. Brentwood, TN 37027	Same	Map 159-6-A Parcel 3

Davidson County DEEDWARR
Recvd: 10/16/07 15:10 4 pgs
Fees:23.00 Taxes:1591.00
20071016-0122836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $430,000.

KASEY KOHRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

Affiant

Sworn to and subscribed before me, this 10th day of October, 2007.

My Commission Expires: My Commission Expires SEPT. 25, 2010

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jon Small and Jeanine Small (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto Garry Batson and wife, Lizbeth Renee Batson (hereinafter collectively called the "Buyer") and Buyer's heirs, successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as Lot 3, Richland Woods Subdivision, located in Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs, successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10th day of October, 2007.

SELLER:

Jon Small

Jeanine Small

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jon Small and Jeanine Small, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of October, 2007.

Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20051128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Seller by deed of record as Instrument No. 20051230-0157058, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2007, and subsequent years, a lien but not yet due and payable.

2. All matters shown on Plat of Loulah M. Young Lands of record in Plat Book 4060, pages 70 and 117, RODC.

3. Final Plat of Richland Woods Subdivision Cluster Lot Development of record at Instrument No. 20051128-0142574, RODC.

4. Stormwater Detention Agreement from Richland Woods, LLC to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20050526-0059724, RODC.

5. Declaration of Protective Covenants, Conditions and Restrictions for Richland Woods of record at Instrument No. 20051215-0150673, RODC.