This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/13/08 13:35 2 pg:
Fees:13.00 Taxes:780.70
20080513-0049262

ADDRESS NEW OWNER:
Douglas L. Van Arsdale
6921 Somerset Farms Circle
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP 141-7B
GROUP
PARCEL 40CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Diane Diagle Smith, now Diane S. Batch,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Douglas L. Van Arsdale, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of First Revision of Somerset Farms, Section Three, a Planned Unit Development of record in Plat Book 7900, page 741, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane Diagle Smith, now Diane S. Batch by deed from Somerset Farms dated November 15, 1995 of record in Book 9862, page 739, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

Kevin R. Batch, spouse of Diane S. Batch, joins in this instrument to convey any rights he may have; especially his marital rights.

This is **improved** property known as **6921 Somerset Farms Circle, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **7th** day of **May, 2008.**

Diane Diagle Smith now Diane Batch
Diane Diagle. Smith, now Diane S. Batch

Kevin R. Batch
Kevin R. Batch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane Diagle. Smith, now Diane S. Batch and Kevin R. Batch**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~the~~ they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of May, 2008.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $211,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of May, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.