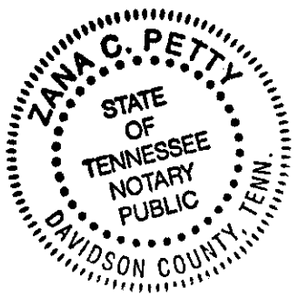
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,845.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2008

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:
Shaun P. Callahan	Wells Fargo Bank, N.A.	Parcel ID:
1932 Hawks Nest Drive	2600 Lake Lucian Drive, Suite 312	098060A26000CO
Hermitage, TN 37076	Maitland, FL 32751	

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 Batson Homes, Inc.

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

Shaun P. Callahan and wife, Liz A. Callahan

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. 234, 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 Frank Batson Homes, Inc. by deed from Bridgewater Hermitage, LLC, of record in Instrument 20071002-0117629, said Register's Office, dated October 1, 2007. And 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, dated December 10, 2004.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) Utility Easement of record in Book 1291, page 99, said Register's Office, (3) Open Space Maintenance Agreement of record in Instr. 200510240128043, (4) Storm Water Detention Agreement of record in Inst. 200502220019150, and (5) All matters appearing on the plan of record in Instrument 20070419-0047123, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 200510240128043, 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 1932 Hawks Nest Drive, 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 15th day of May, 2008.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

Davidson County DEEDWARR
Recvd: 05/19/08 12:48 2 pgs
Fees:13.00 Taxes:1113.13

20080519-0051146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President .

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2008.

My Commission Expires: 11-22-10

Notary Public

