WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,636.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

_____
Notary Public:

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

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

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:
Carl W. Anderson, Jr.	Countrywide Bank, FSB	Parcel ID:
1912 Hawks Nest Dr.	801 Crescent Centre Dr., Ste. 510	098060A26500CO
Hermitage, TN 37076-5629	Franklin, TN 37067	

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
Carl W. Anderson, Jr., married and wife, Susanne Y. Anderson
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. 239, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 20070419-0047123, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conv yed to Frank Batson Homes, Inc.by deed from Bridgewater Hermitage, LLC of record in Instrument 200808010079187, Register's Office for said County.

This conveyance is subject to all terms provisions of the Restrictions and By-Laws of record in Instrument 200510240128043, said Register's Offic

This conveyance is made subject to: (1) 2 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of rec l in Instrument 20070419-0047123; and (3) Utility Easement to TVA of record in Book 1291, Page 99, said r egister'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 1912 Hawks Nest Dr., Hermitage, TN 37076-5629

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 31st day of July, 2008.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson
President

Davidson County DEEDWARR
Recvd: 08/01/08 12:11 2 pg
Fees:13.00 Taxes:975.45

20080801-0079188

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/her oath acknowledged himself/herself to be the President respectively of the Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute 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 31st day of July, 2008.

My Commission Expires: 11-22-10

Notary Public

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