Davidson County DEEDWARR
Recvd: 09/03/08 09:40 2 pg
Fees:13.00 Taxes:323.75

20080903-0090018

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $87,500.00

Affiant

Subscribed and sworn to before me, this 29 day of August, 2008.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03-0808-35567

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen B. Batson, II 109 Thistle Lane Hermitage TN 37076	New Owner	86-14-0-A-109

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeanan Stuart, Conservator for Wanda Faye Hite, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen B. Batson, II, hereinafter called the Grantees, their successors 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. 109, on the Plan of Stage Two, Hermitage Meadows, of record in Book 5200, Page 682, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda F. Fite, a single person, by deed from Pamela Denise Petty Dillon, previously known as Pamela Denise Petty, dated 4-21-95, recorded 4-25-95, in Book 9653, Page 840, Register's Office for Davidson County, Tennessee. Jeanan Stuart was appointed Conservator for Wanda Faye Fite, by Order of the Probate Court for Davidson County, Tennessee, Docket No. 07P-1662, dated April 28, 2008; and by Order of the Court entered August 15, 2008, was authorized to sell subject property on behalf of Wanda F. Fite. Wanda F. Fite and Wanda Faye Fite being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 Thistle Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of August, 2008.

Jeanan Stuart, Conservator for Wanda Faye Fite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeanan Stuart, Conservator for Wanda Faye Fite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 28th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212